

4 METRO CENTRE TOLPITS LANE WATFORD

WD18 9SS

bf.

brasierfreeth.com

Office - To Let - 1,338 Sq.ft (124.30 Sq.m)

4 METRO CENTRE WATFORD

WD18 9SS

Office
TO LET

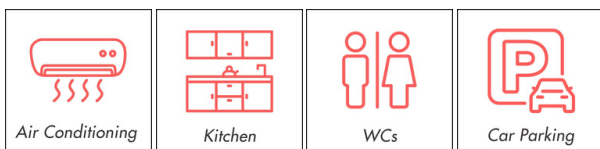
KEY DETAILS

- Open plan offices
- Air conditioning
- High quality perimeter partitioning
- Self contained offices with separate entrance
- Private kitchen and WC
- Up to 7 parking spaces

DESCRIPTION

The property comprises an attractive self-contained first floor office suite forming part of a two storey unit. The property enjoys separate independent access off Dwight Road and has the benefit of 7 parking spaces (5 + 2 in front of the loading access). The office are principally open plan with radiator central heating supplemented by comfort cooling cassettes. There are in addition attractive board room and private offices.

AMENITIES



4 METRO CENTRE WATFORD

WD18 9SS

Office
TO LET

ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor Entrance 1 st Floor Office	124.30	1,338

These floor areas are approximate and have been calculated on a gross internal basis.

LOCATION

The Metro Centre is a modern business park fronting Tolpits Lane and is equidistant between Watford and Rickmansworth. Junction 17, 18 and 19 of the M25 are approximately 4 miles away, giving excellent access to the motorway network. Rickmansworth station provides a fast and regular service to the West End and The City (Metropolitan line) and Marylebone via the Chiltern line.

TRANSPORT



Rickmansworth Station - 3 miles



M25 (Junctions 17, 18 & 19) - 4 miles



4 METRO CENTRE WATFORD

WD18 9SS

TENURE

The property is to be offered on a new lease for a term to be agreed.

RENT

£27,750 per annum exclusive.

RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £16,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council – 01923 776611.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 94. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Daniel Levitan

07548 098880

daniel.levitan@brasierfreeth.com

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.