

36 METRO CENTRE DWIGHTS ROAD WATFORD

WD18 9SB

bf

brasierfreeth.com

Ground Floor Office
To Let - 1,267 Sq.ft

36 METRO CENTRE WATFORD

WD18 9SS

Modern Business Unit
TO LET

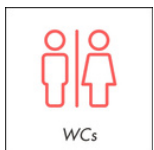
KEY DETAILS

- Well established business location
- Self-contained ground floor suite
- WC and kitchen facilities
- 5 designated parking spaces
- Suspended ceiling with LED lighting
- Full accessed raised flooring
- Air conditioning
- Whole building could be available

DESCRIPTION

The property comprises a modern, two-storey self-contained office building situated in The Metro Centre. The available ground floor office is finished to a high standard and includes WC and kitchen facilities, suspended ceilings, and energy-efficient LED lighting. The space is predominantly open plan and includes one enclosed office along with two glass-partitioned rooms, ideal for use as offices or meeting spaces.

AMENITIES



36 METRO CENTRE WATFORD

WD18 9SS

Modern Business Unit

TO LET

ACCOMMODATION

| Floor | Size Sq.m | Size Sq.ft |
|--------------|-----------|------------|
| Ground floor | 117.74 | 1,267 |

This floor area is approximate and has been calculated on an IPMS3 basis.




LOCATION

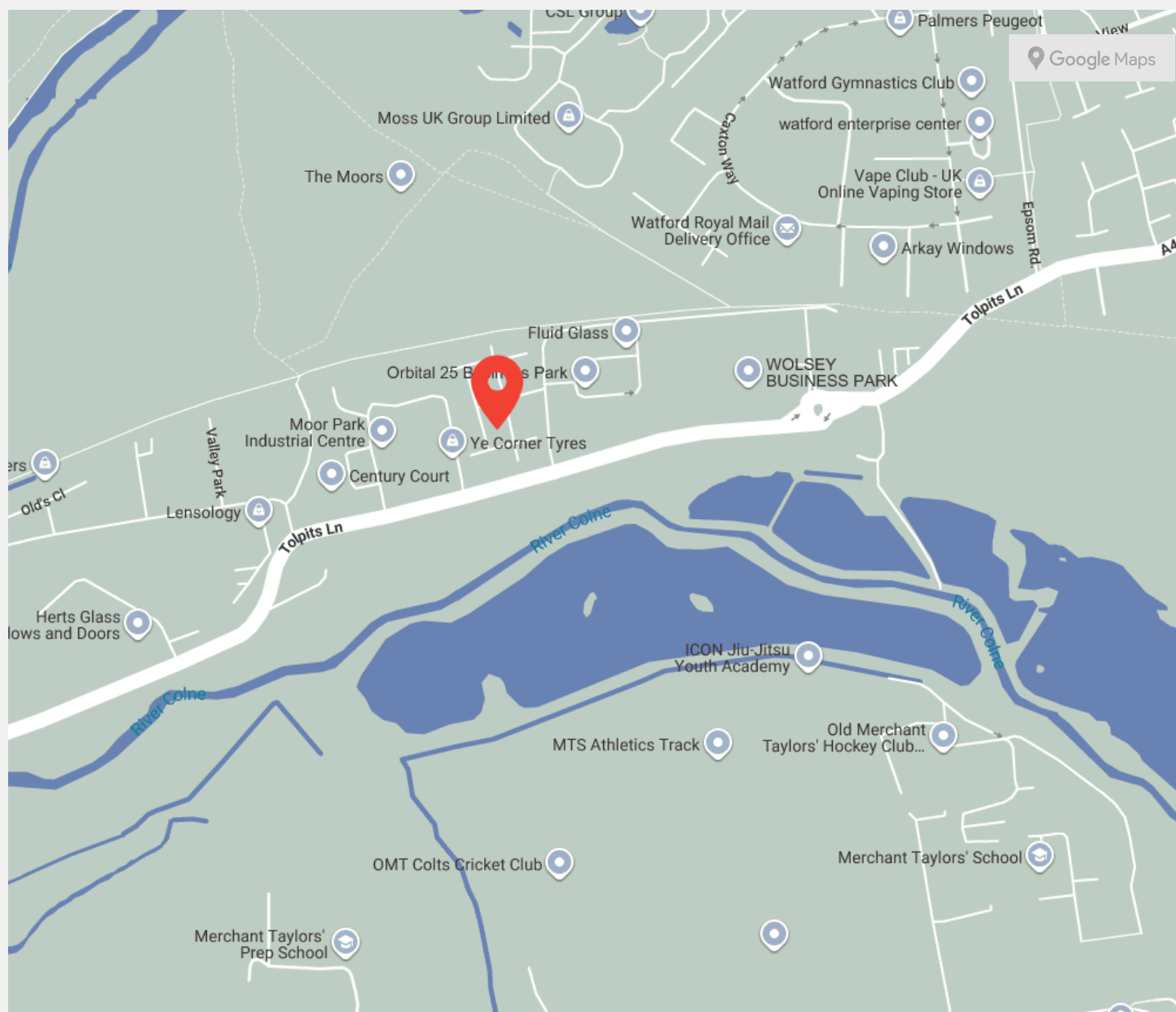
The property is situated in a modern business park just off Tolpits Lane and equidistant to Watford and Rickmansworth.

Motorway access is excellent and available at Junction 18 and 19 of the M25, both of which are approximately three miles away.

Rail and underground links are available at Watford Junction and Rickmansworth station respectively providing fast and regular services to London.

TRANSPORT

-  Watford Junction Station - 2.9 miles
-  Rickmansworth Station - 3 miles
-  M25 (Junctions 17, 18 & 19) - 4 miles



36 METRO CENTRE WATFORD

WD18 9SS

TENURE

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

RENT

£19.00 per Sq.ft exclusive.

RATES

The VOA website shows an entry in the current Rating List of £21,750. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

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 C 68. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Daniel Levitan

07548 098880

daniel.levitan@brasierfreeth.com

Brasier Freeth

enquiries@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.

[brasierfreeth.com](https://www.brasierfreeth.com) ■