

UNIT 19 ORBITAL 25 BUSINESS PARK WATFORD

WD19 9DA

VDBM
SALE
AGREED
01923 5

18 A

19

bf

brasierfreeth.com

Modern Office Unit - 1,465 Sq.ft

UNIT 19 ORBITAL 25 BUSINESS PARK DWIGHT ROAD WATFORD








WD18 9DA

Modern Office
TO LET

KEY DETAILS

- Self-contained, two storey office building with flexible ground and first floor accommodation
- Established commercial location with consistently low vacancy levels
- Practical, functional specification including kitchenette and WCs on each floor
- Good accessibility both the M25 (Junctions 17 & 18) and M1 via Tolpits Lane
- On-site parking with 4 allocated spaces

AMENITIES

 Open Plan	 Allocated Parking	 3 Phase Power	 Office
 Motorway Access	 Heating	 WCs	 Gated Car Park



All boundaries indicative only

UNIT 19 ORBITAL 25 BUSINESS PARK DWIGHT ROAD WATFORD

WD18 9DA

Modern Office
TO LET

ACCOMMODATION

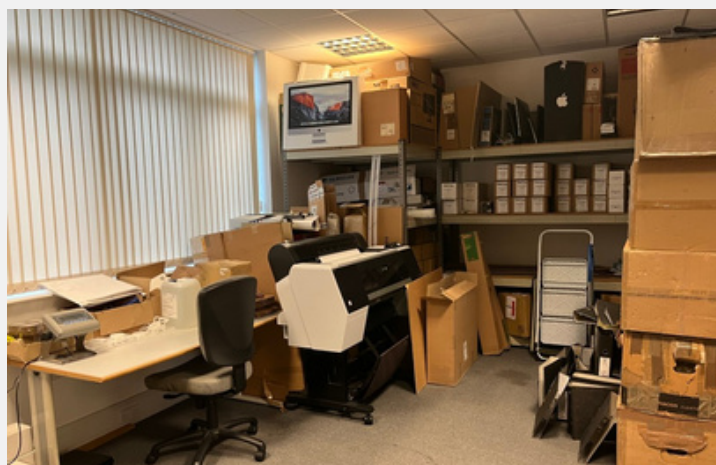
Floor	Size Sq.m	Size Sq.ft
Ground floor	69.52	748
First floor	66.58	717
TOTAL	136.10	1,465

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

DESCRIPTION

Unit 19 comprises a self-contained, two-storey mid-terrace office building arranged over ground and first floors. The accommodation is being offered in a refurbished condition, with dilapidations works providing a blank canvas for occupiers to configure the space to suit their requirements.

The accommodation provides a practical and modern specification, including gas central heating, kitchenette, WCs to each floor and three-phase power.



UNIT 19 ORBITAL 25 BUSINESS PARK DWIGHT ROAD WATFORD




WD18 9DA

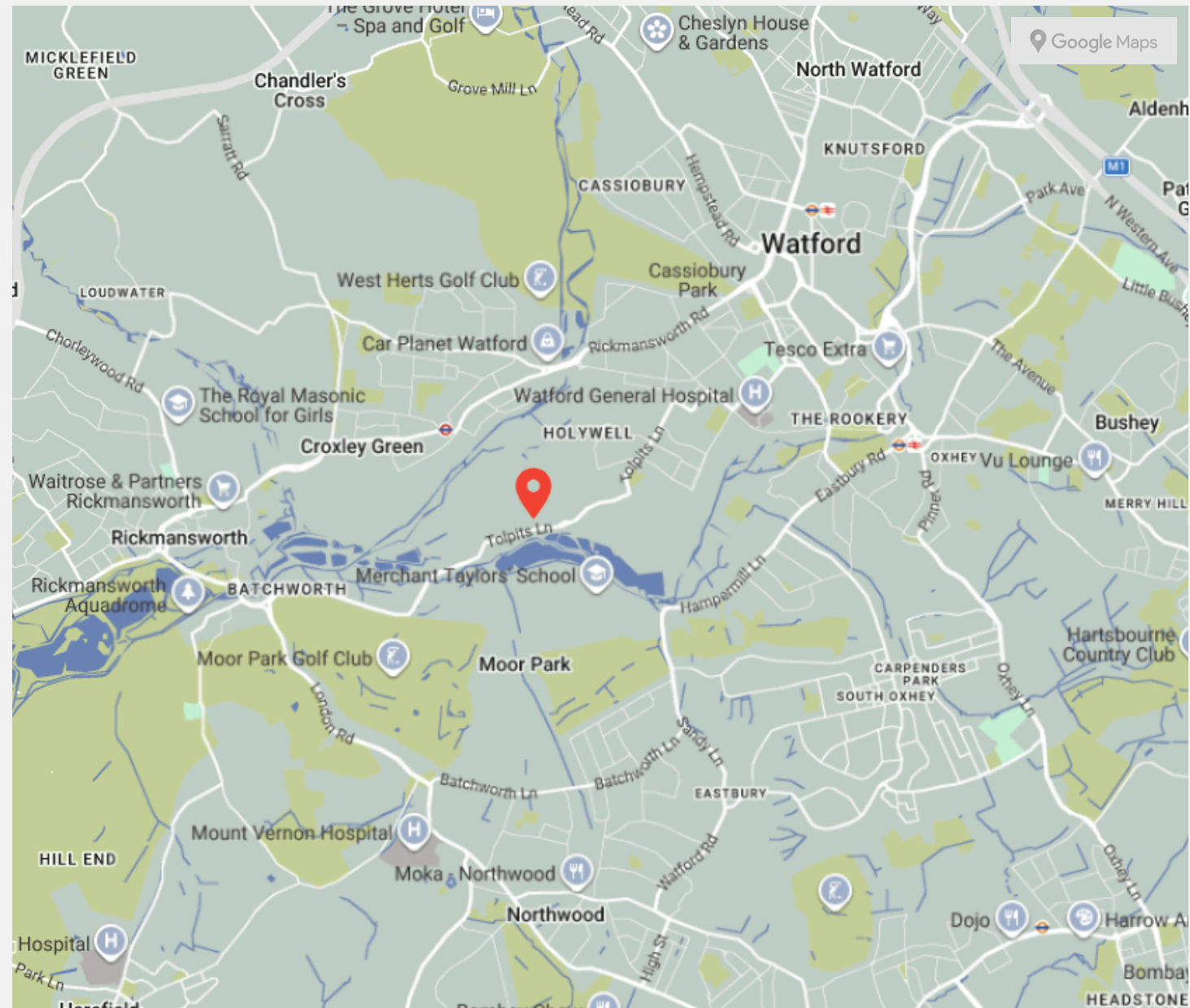
Modern Office
TO LET

LOCATION

Orbital 25 is a modern business park located on Tolpits Lane, equidistant between Watford and Rickmansworth. It lies approximately 4.5 miles from Junctions 17 and 18 of the M25, providing excellent access to the national motorway network. Rickmansworth station is nearby providing fast and regular service to the West end and the City (Metropolitan line) and Marylebone (Chiltern line).

TRANSPORT

-  Rickmansworth station - 3 miles
-  M25 (J17 & 18) - 4.5 miles
-  Heathrow airport - 29 miles



**UNIT 19
ORBITAL 25 BUSINESS PARK
DWIGHT ROAD
WATFORD**

WD18 9DA

TERMS

The unit is available on a new lease for a term of years to be agreed.

RENT

£29,900 per annum exclusive.

ESTATE CHARGE

Available on request.

EPC

The property has an EPC rating of C68. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £26,250. 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.

LEGAL COSTS

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

VAT

The property is registered for VAT.

CONTACT

GET IN TOUCH

Lesley Irons

07860 663850

lesley.iron@brasierfreeth.com

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Brasier Freeth

+44 (0) 1923 210810

email@brasierfreeth.com

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.

FEBRUARY 2026