

An aerial photograph of a large, modern office complex with multiple interconnected buildings. The buildings have a mix of grey and green facades. The surrounding area includes residential housing, parking lots with several vehicles, and some green spaces. The text is overlaid in large, bold, white letters.

BUILDINGS 5&6 WARNER BROS STUDIOS LEAVESDEN PARK WATFORD

WD25 7GS

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brasierfreeth.com

Grade A Offices - To Let - 2,712 Sq.ft to 9,150 Sq.ft

BUILDINGS 5&6, LEAVESDEN PARK, WATFORD

WD25 7GS

Grade A Offices

TO LET

KEY DETAILS

- On site café with full height atrium
- Conference suite & meeting rooms
- Raised access floors
- Metal tile suspended ceilings with LG7 lighting
- Air conditioning
- Car parking at 1:250 Sq.ft
- Showers & WC's on each floor

DESCRIPTION

A creative business hub at the home of one of the world's leading film studios, Warner Bros. Studios, Leavesden Park is a thriving office community with a rich mix of film industry businesses and innovative companies.

The available accommodation comprises mostly open plan office space with a kitchen and meeting room facilities.

AMENITIES



On-site Café



Communal break out space



Raised Floors



Air Conditioning



Car Parking Ratio
1:250 Sq.Ft



Showers



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor (6)	251.95	2,712
3 rd floor west (6)	850.06	9,150
1 st floor east (5)	604.43	6,506
2 nd floor west (5)	358.70	3,861

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

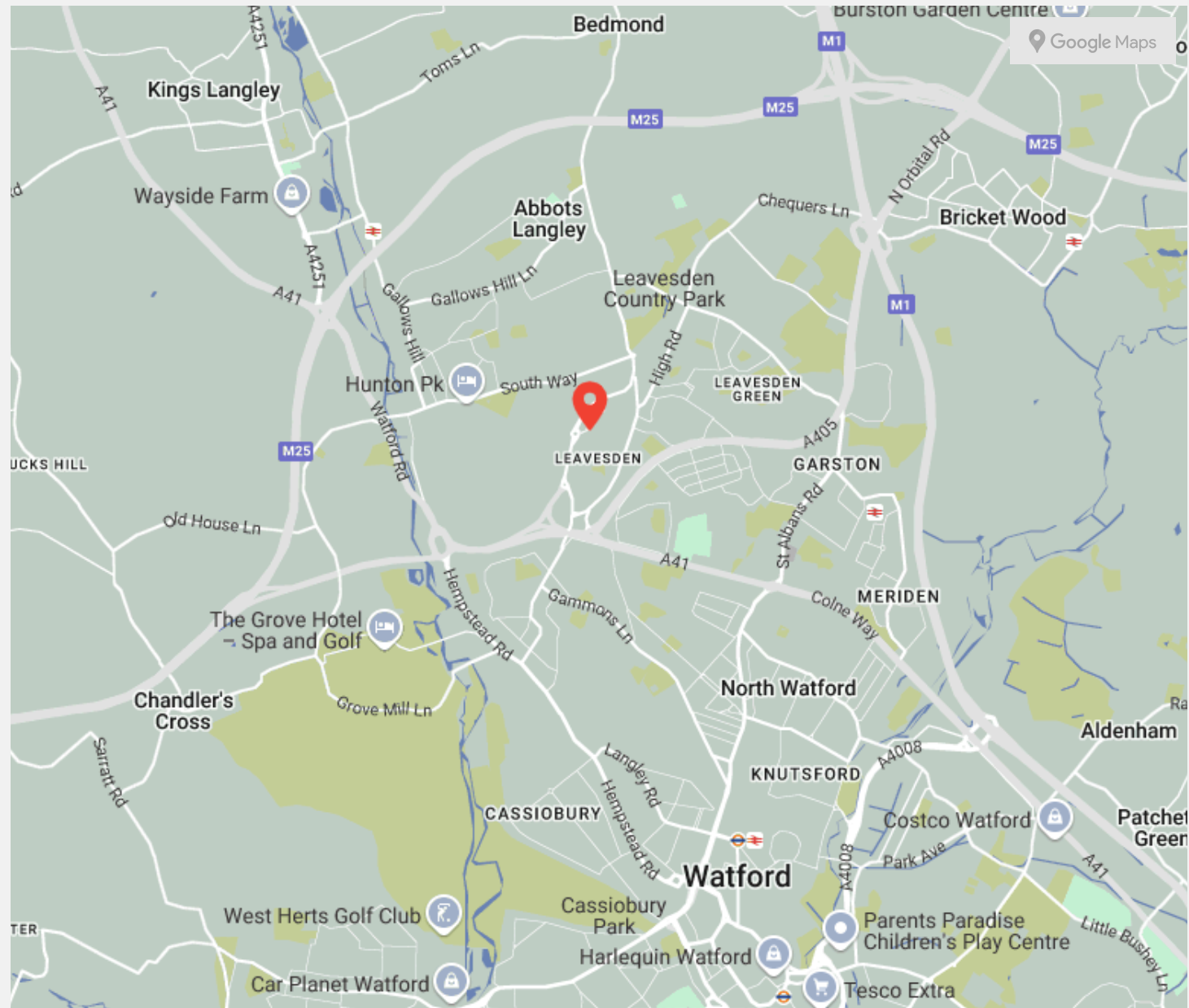
LOCATION

Warner Bros. Studios Leavesden Park benefits from excellent local and national connections with both the M1 and the M25 within a short distance.

Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and to Clapham Junction and is circa 2.5 miles to the south.

TRANSPORT

- 🚉 Watford Junction Station - 3 miles
- 🛣️ M25 (Junction 20 & 21) - 4 miles
- 🛣️ M1 (Junction 6) - 4 miles



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TERMS

Available on new full repairing and insuring leases with terms to be agreed. The leases will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

Upon application.

RATES

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 buildings have the following EPC ratings:

Building 5: D 92

Building 6: D 84

Further details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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