

Community Uses Only

**WATFORD COMMUNITY HUB
CHAFFINCH LANE
WATFORD**

WD18 9QD

bf

brasierfreeth.com

Self-contained building 2,327 Sq.ft

KEY DETAILS

- Café with kitchen facilities
- Office/leisure space
- Changing rooms
- Access to toilets
- Public open space setting
- Parking
- Community use only

AMENITIES

 Kitchen	 Car Parking	 Bike Racks	 Office
 On-site Café	 Flexible Layout	 WCs	 Near Watford Junction Station



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	216.2	2,327

This floor area is approximate and has been calculated on a gross internal basis. Measurements have been taken from the VOA website.

DESCRIPTION

Set within the scenic King George V Playing Fields, this former clubhouse offers an ideal base for a cycle hub or community cycling centre.

The building includes kitchen facilities, changing rooms, office space and toilets, providing everything needed to support training sessions, workshops and group rides.

Surrounded by open green space and adjacent to an existing children's cycle track—used for learning and road safety awareness—the site is perfectly suited for developing cycling skills and promoting active travel.

Additional benefits include parking and easy access for families, schools and community groups.



LOCATION

The subject property is located on Chaffinch Lane off Tolpits Lane (A4145), approximately 1.5 miles of Watford town centre. The surrounding area is mainly residential as well being located in King George V playing fields.

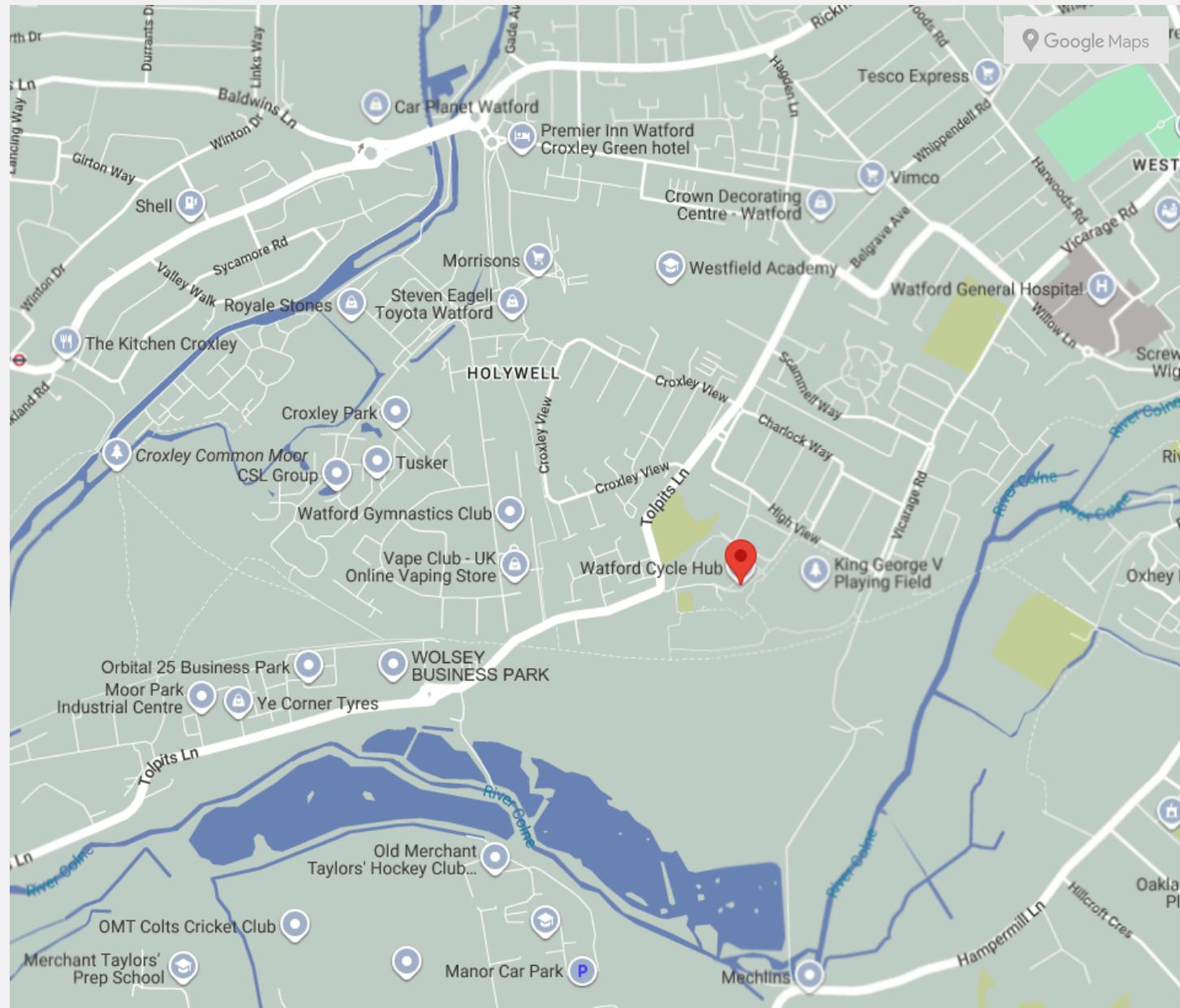
Croxley Station is located approximately 2 miles of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

AREA

- Open playing fields
- Residential

TRANSPORT

-  Croxley Underground - 8 minute drive
-  Watford junction - 9 minute drive
-  M1 - 13 minute drive



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TENURE

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

RENT

Price on application.

EPC

The property has an EPC rating of B35. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £9,700. 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.

CONTACT

GET IN TOUCH

The current operator's contact information can be provided on request.

Viewings to take place on Monday 15 December & Tuesday 13 January 2026.

All expressions of interest are to be received no later than Monday 19 January 2026.

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