



Freehold Office On Established Business Park

32 The Metro Centre

Dwight Road, Watford, WD18 9SB

Office

FOR SALE

2,334 sq ft

(216.84 sq m)

- Gas Central Heating
- Comfort Cooling
- Ground Floor Kitchen
- 10 Car Parking Spaces
- WC Facilities On Both Floors

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Summary

Available Size	2,334 sq ft
Price	£725,000
Rates Payable	£19,461 per annum To be assessed.
Rateable Value	£39,000
Service Charge	£800 per annum
VAT	Not applicable
EPC Rating	Upon enquiry

Description

A mid-terrace two storey office building with 10 car parking spaces. The property benefits from comfort cooling, fitted kitchen and WC facilities.

Location

The property is situated on the Metro Centre, a modern business park in Dwight Road located just off Tolpits Lane, equidistant between Watford and Rickmansworth. Junctions 18 & 19 of the M25 are each approximately three miles distance providing access to the national motorway network and major airports.

Fast and frequent rail services are provided by Main Line and Underground Stations at Moor Park (Metropolitan Line), Rickmansworth Station (Chiltern Line and Metropolitan Line) and from Watford Junction Station (London Midland) that accesses London within 18 minutes (Euston), the North of England and Gatwick Airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,192	110.74
1st	1,142	106.10
Total	2,334	216.84

Terms

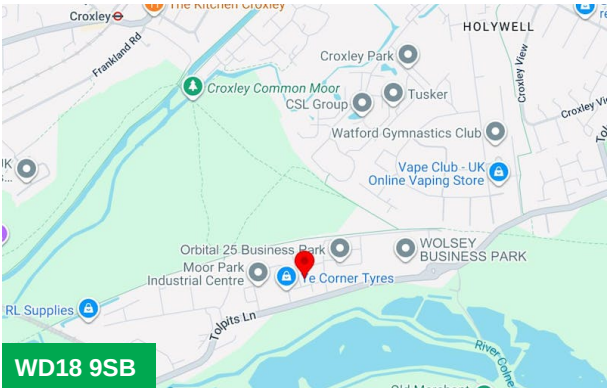
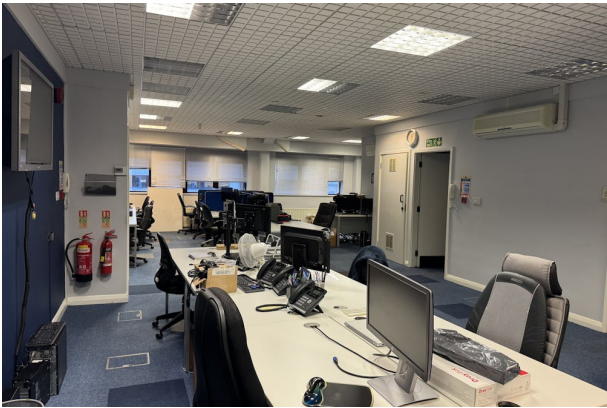
The freehold of the property is for sale at £725,000.

VAT

The property is not VAT registered and therefore VAT will not be charged on the sale price.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Harrison Hobbs

01923 604 025 | 07990 052 413
harrison.hobbs@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH