



Unit 11 The Metro Centre, Dwight Road, Watford, WD18 9SS

To Let / For Sale | 2,193 sq ft

Business Unit/Warehouse - To Let/May Sell

Summary

- Rent: £32,894 per annum
- Price: £550,000
- Business rates: £12,960 per annum
- VAT: Applicable
- Lease: New Lease

Description

Unit 11 comprises a ground floor warehouse and first floor offices and includes 3 allocated car parking spaces.

Location

The unit is situated on The Metro Centre located just off Tolpits Lane (A4145) midway between Watford and Rickmansworth. Junction 18 of the M25 is within approximately 4 miles providing access to the national motorway network.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	1,188	110.37
1st - Office	1,005	93.37
Total	2,193	203.74

Key Points

- 3 car parking spaces
- Ground floor storage
- Rollershutter door
- Gas heating
- 3 phase power supply
- First floor offices
- WC and kitchen facilities

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The freehold of the property may also be available for sale at a price of £550,000.

VAT

The property is registered for VAT and therefore VAT will be charged on the rent, sale price and any service charge.



Contact & Viewings



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Viewings

Strictly by appointment via sole agents.



Misrepresentation

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