



Modern Business Unit on Established Business Park

Unit 28 The Metro Centre

Dwight Road, Watford, WD18 9SB

Office, Other, Warehouse

TO LET

3,283 sq ft

(305 sq m)

- First Floor Offices
- Ground Floor Storage
- Comfort Cooling to offices
- First Floor Kitchen
- 7 Car Parking Spaces

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Summary

Available Size	3,283 sq ft
Rent	£56,542 per annum
Rates Payable	£18,962 per annum
Rateable Value	£38,000
Service Charge	£800 per annum
VAT	Applicable
EPC Rating	C (72)

Description

An end terrace modern business unit arranged as first floor offices and round floor part office and storage/workshop.

The unit benefits from comfort cooling in the offices, fitted kitchen and the added benefit of good ground floor loading via a roller shutter.

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 and 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 provided by mainline and underground stations at Moor Park (Metropolitan Line), Rickmansworth Station (Chiltern Line and Metropolitan Line) and from Watford Junction Station that accesses London Euston within 18 minutes, the North of England and Gatwick Airport.

Accommodation

The accommodation comprises the following gross internal floor areas:

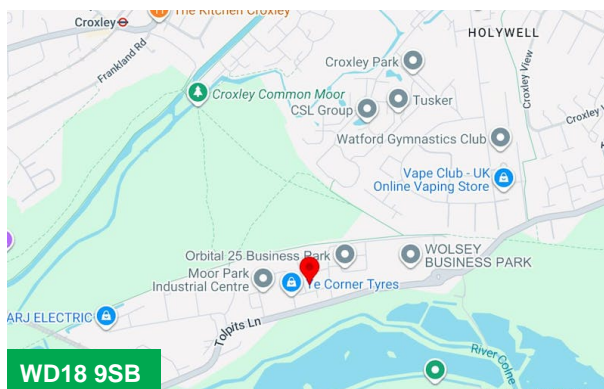
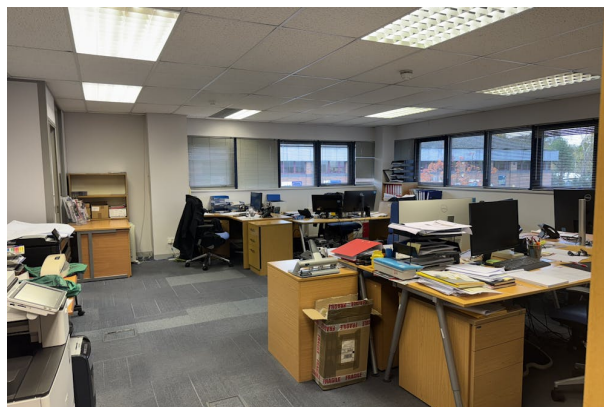
Name	sq ft	sq m
Ground	1,635	151.90
1st	1,635	151.90
Total	3,270	303.80

Viewings

Strictly by appointment via sole agents.

Terms

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



Viewing & Further Information

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