

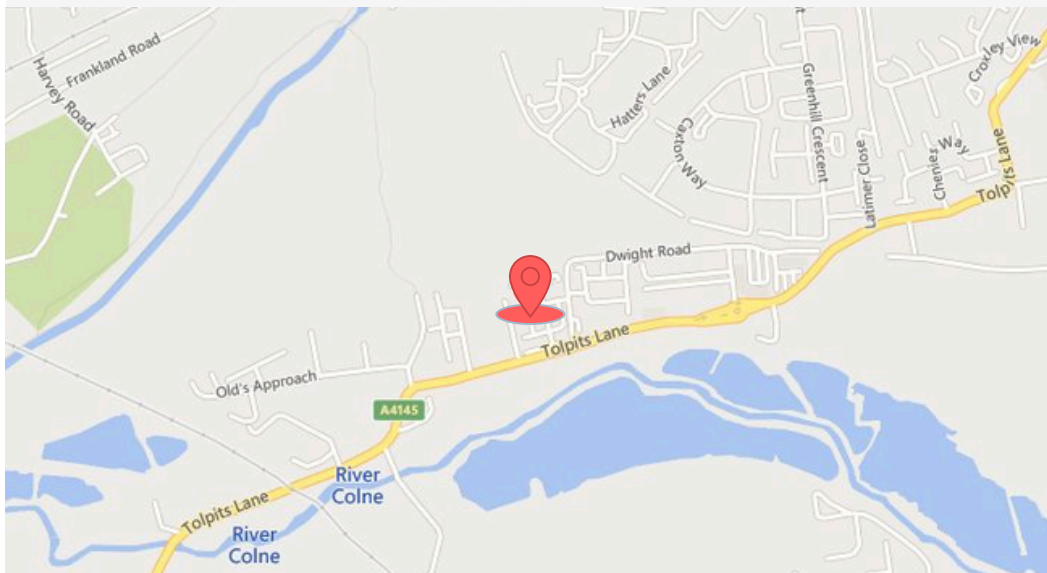
9 Metro Centre |
Tolpits Lane | Watford |
WD18 9SS

Modern Business Unit |
To Let | 1,662 Sq.ft - 3,348 Sq.ft



Key features

- Consideration would be given to splitting the space on a floor by floor basis
- 9+ car parking spaces
- Roller shutter door
- Comfort cooling to first floor
- Kitchenette
- CAT 5 cabling
- Male & female WCs
- Single & 3 phase power supply



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Description

The property comprises a modern end-terraced business unit of steel portal frame construction with part brick and part profiled steel elevations. The ground floor comprises light industrial/warehouse space with a loading door and an eaves height of 2.65m.

The first floor comprises well presented office accommodation with CAT II lighting, suspended ceilings, comfort cooling and central heating. The area is principally open plan with a boardroom.

Accommodation

Ground floor storage	1,686 Sq.ft	156.63 Sq.m
1st floor office	1,662 Sq.ft	154.40 Sq.m
TOTAL	 3,348 Sq.ft	 311.03 Sq.m

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

Rates

The VOA website shows an entry in the current Rating List of £39,500. 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.

Location

The Metro Centre is a modern business park fronting Tolpits Lane, equidistant between Watford and Rickmansworth. It lies approximately 4 miles from Junctions 17, 18 and 19 of the M25 providing excellent access to the national motorway network. Rickmansworth Station is nearby providing fast and regular services to the West End and the City (Metropolitan line) and Marylebone (Chiltern line).

EPC

The property has an EPC rating of B 36. Details available upon request.

Tenure

The property is offered on a new lease for a term to be agreed.

Legal costs

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

Consideration would be given to splitting the space on a floor by floor basis.

Rent

£42,500 per annum exclusive.

For viewings contact

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Issy Wash
07704 674560
issy.wash@brasierfreeth.com

