



## UNIT 17

The Metro Centre, Watford, WD18 9SB

Air-conditioned first floor office To Let

1,666 SQ FT



# Summary

<b>Available Size</b>	1,666 sq ft
<b>Rent</b>	£29,950.00 per annum
<b>Rates Payable</b>	£11,477 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£583 per annum
<b>EPC Rating</b>	D (77)

## Key Features

- 6 car parking spaces
- CCTV security
- LED Lighting
- Shower
- Kitchenette
- Fully carpeted

## Description

A first floor air-conditioned office fitted to a high standard of finish located on modern business park.

The premises have the benefit of office furniture already in-situ.

Additional ground floor office / storage available if required.

## Location

The property is situated on the Metro Centre just off Tolpits Lane, equidistant between Watford and Rickmansworth.

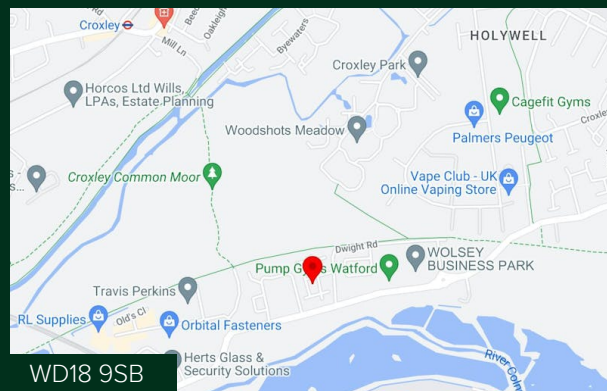
Junctions 18 & 19 of the M25 are each approx. three miles distance providing access to the national motorway network and major airports.

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.

## Terms

Lease: A new lease is available either long term or short (minimum 12 months).

Rent: £29,950 per annum exclusive of all outgoing plus VAT.



## Viewing & Further Information

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