

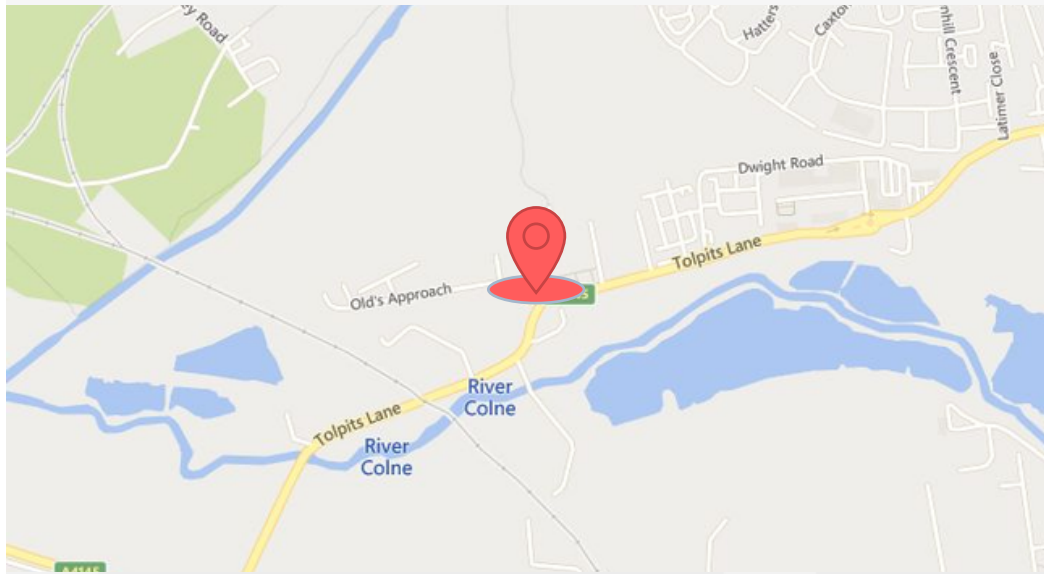
Ground Floor | Wenzel House |
Tolpits Lane | Watford |
WD18 9AB

High Quality Office | To Let
2,612 Sq.ft (242.66 Sq.m)



Key features

- Prominently situated on Tolpits Lane
- Excellent on-site parking
- Comfort cooling
- Kitchenette facilities
- Male & female WC's



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Description

The property comprises a multi let building across ground and first floors. The subject offices are located on the ground floor, fitted with office and meeting space, with an open plan element for a modern way of working. The specification includes comfort cooling, underfloor trunking and LED lighting. In addition there is kitchenette and WC facilities.

Externally there is a good parking provision with the office.

Accommodation

Ground floor | 2,612 Sq.ft | 242.66 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

Rates

The VOA website shows an entry in the 2023 Rating List of £39,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Three Rivers District Council - 01923 776611.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

Location

The property is situated in Olds Approach off Tolpits Lane (A4145) within an established business area midway between Watford and Rickmansworth.

Road communications are excellent with Junction 17, 18 and 19 of the M25 all being within convenient driving distance as are Watford and Rickmansworth town centres.

Watford Junction and Rickmansworth stations give access via main line and underground networks to central London.

EPC

The property has an EPC rating of D 99. Details available upon request.

Legal costs

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

Tenure

The premises are available by way of a new full repairing and insuring lease direct from the landlord for a term to be agreed.

VAT

The property is VAT registered.

Rent

Upon application.

For viewings contact

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