

UNIT 17

THE METRO CENTRE, WATFORD, WD18 9SB

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET

3,332 SQ FT

Modern Business Unit On Established Business Park To Let / May Sell

Key Features

- Air Conditioned
- Cloakrooms & Shower
- Good Parking Provision
- Roller Shutter Loading Door
- Kitchen
- 3m Ceiling Height
- LED Lighting
- EV Charging Point

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Description

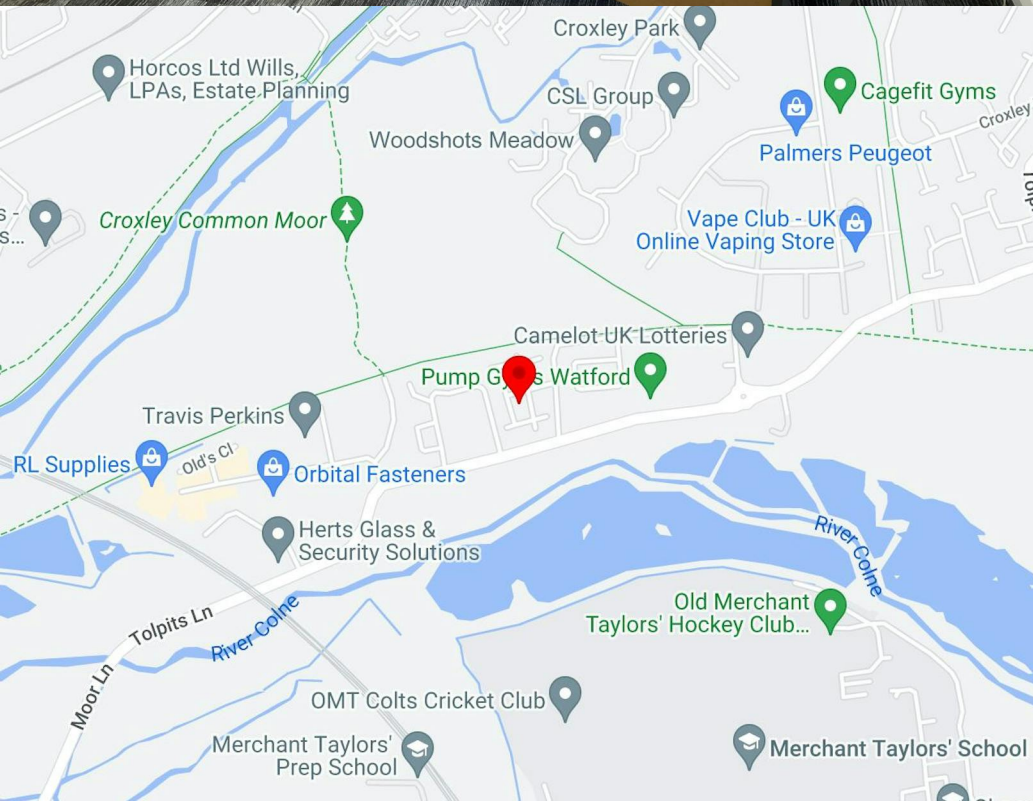
A semi-detached two-storey modern business unit totalling approx. 3,332 ft² arranged as first floor offices and ground floor part office and storage / workshop.

Fitted to a high standard of finish It benefits from air-conditioning, fitted kitchen, shower with 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 & 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.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,666	154.78
1st	1,666	154.78
Total	3,332	309.56

Lease	New Lease
Rent	£52,000 per annum
Rates	Interested parties are to make their own enquiries to Three Rivers District Council.
Service Charge	N/A
VAT	Applicable
EPC	D (77)

Contact

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