

# SELF-CONTAINED OFFICE TO LET

1,198 SQ FT | (111.29 sq m)

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CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire WD17 1HZ

**01923 210810**

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## 34 METRO CENTRE, DWIGHT ROAD, WATFORD WD18 9SS

### KEY FEATURES

- 4 parking spaces
- Gas fired central heating
- Male & female w.c.s
- Comfort cooling
- Kitchenette

### ACCOMMODATION

	sq ft	sq m
First Floor	1,198	111.3
Loft Area / Storage	238	22.1

### DESCRIPTION

34 Metro Centre is a modern, purpose built two storey office building constructed in the early 1990's. The available space comprises the entire first floor which is wholly self-contained with its own entrance, ladies and gents WCs and kitchenette.

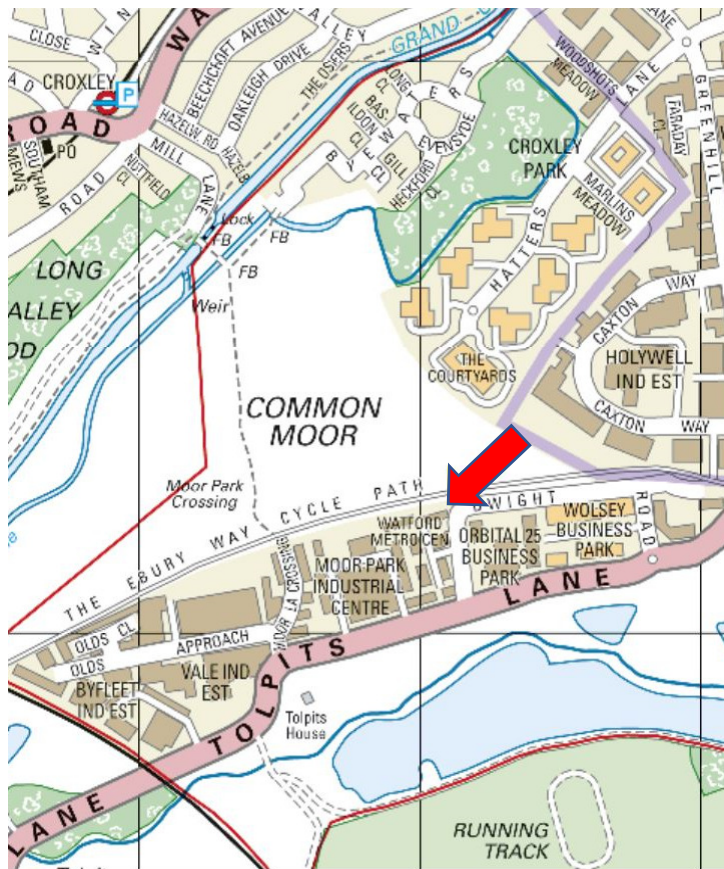
There is also useful loft storage with stair access

**VIEWING** | Strictly by appointment through this office with:

Graham Ricketts  
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Tim Howlings  
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## LOCATION

The property is situated on the Metro Centre, a modern business park just off Tolpits Lane approximately equidistant between Watford and Rickmansworth town centres.

Junctions 18 and 19 of the M25 are each within approximately three miles. Watford Junction Station provides a fast and frequent service to London Euston (journey time 20 minutes), with Rickmansworth Station having both main line and underground connections providing swift access to Central London.

## RENT

The suite is offered on a new full repairing and insuring lease at a rent of £18,000pax

## RATES

Interested parties should confirm the annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council 01923 226400).

## EPC RATING

EPC Rating E-108. A copy of the Energy Performance Certificate on request.

April 2019

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