Property Particulars



Modern Self-Contained Building

To Let

3,087 sq ft (286.79 sq m)

Unit 6 The Metro Centre, Dwight Road, Tolpits Lane, Watford, WD18 9UD





Location

The Metro Centre is a modern business park located just off Tolpits Lane, approximately mid-way between the towns of Watford and Rickmansworth.

The Metro Centre is approximately 4 miles from Junctions 17, 18 and 19 of the M25 providing access to the national motorway network. Rickmansworth Station provides fast and regular services to the West End and the City (Metropolitan line) and Marylebone (Chiltern line). Watford Junction station serves London Euston (15 minutes approximately) the Midlands and the north.

Description

The property comprises a modern mid terrace business unit of steel portal frame construction with part brick and part profiled steel elevations. The property is arranged in a predominantly open plan fashion over 3 floors, with the ground and first floors being suited to a variety of storage, office or laboratory type uses. Fork lift access to the first floor via a full height roller shutter door.

These particulars are intended only as a guide and must not be relied upon as statements of fact.

They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.



Amenities

- Roller Shutter loading door
- 2 x WC facilities
- Kitchen
- G/F and F/F Wall mounted A/C units
- LED Lighting
- 4 car parking spaces plus loading bay

Accommodation

Approximate Gross Internal Areas:-

| | sq ft | sq m |
|------------------------|-------|--------|
| Ground Floor | 1,160 | 107.76 |
| First Floor | 1,165 | 108.23 |
| Second Floor Mezzanine | 762 | 70.79 |
| Total | 3,087 | 286.79 |

Terms

Available on a new full repairing and insuring lease for a term to be agreed with appropriate rent reviews.

Rent

£34,000 per annum exclusive.

VAT

We understand VAT is not currently payable on the rent.

Rates

Rateable Value £19,250 Rates payable 2019/2020 £9,451.75

Interest parties are advised to make their own enquiries with the Rating Department of Three Rivers Council (01923 776611)

Estate Charge

An estate charge is currently payable for the maintenance of the common parts, further details available on request.

Legal Costs

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

Viewing

Viewing strictly by appointment with the Landlords sole agents:

Perry Holt & Co 01923 239080 office@perryholt.co.uk



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