

Modern Hi-Tech Unit
Approx. 179 sq m (1,930 sq ft)



Unit 7 Orbital 25, Dwight Road, Watford WD18 9DA

For Sale

- High quality first floor offices
- Ground floor storage (internal height of 3.8m)
- 4 parking spaces
- 3 phase electricity
- Electric loading door
- Gas fired central heating to offices
- M25 (J17 and J18) approx. 4 miles



INVESTORS IN PEOPLE



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Unit 7 Orbital 25
Dwight Road
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Description

The premises comprise a modern two storey corner business unit providing a well fitted open plan office at first floor and storage to the ground floor. The ground floor storage area has a floor to ceiling height of 3.8m and is accessed via an electric loading door.

Location

Orbital 25 is situated just off of Tolpits Lane, between the towns of Rickmansworth and Watford.

M25 (J17 and J18)	4 miles
Watford Junction train station	2.9 miles
Rickmansworth train station	2.5 miles

Floor Area

The approximate net internal floor areas are:

Ground Floor	990 sq ft	91.97 sq m
First Floor	990 sq ft	91.97 sq m
Total	1,980 sq ft	183.94 sq m

Price

£395,000 plus VAT

Terms

The property is available for sale with vacant possession.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rates payable are approximately 8,388 per annum.

Energy Performance Rating

Band C - 73

Legal Costs

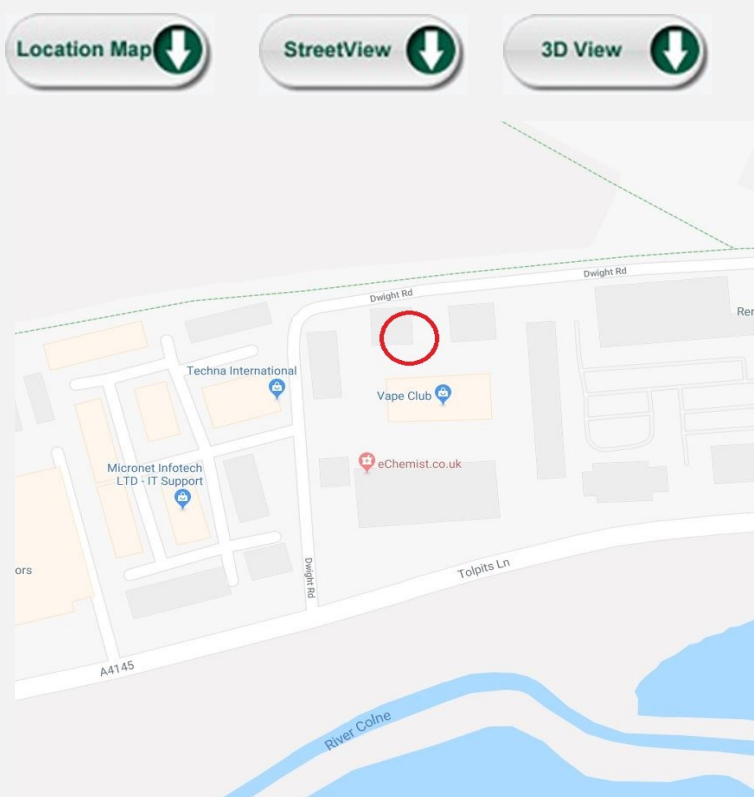
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



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