

UNIT 17

THE METRO CENTRE, WATFORD, WD18 9SB

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET / FOR SALE

3,332 SQ FT

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

Key Features

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

Unit 17, The Metro Centre
Watford, WD18 9SB





Description

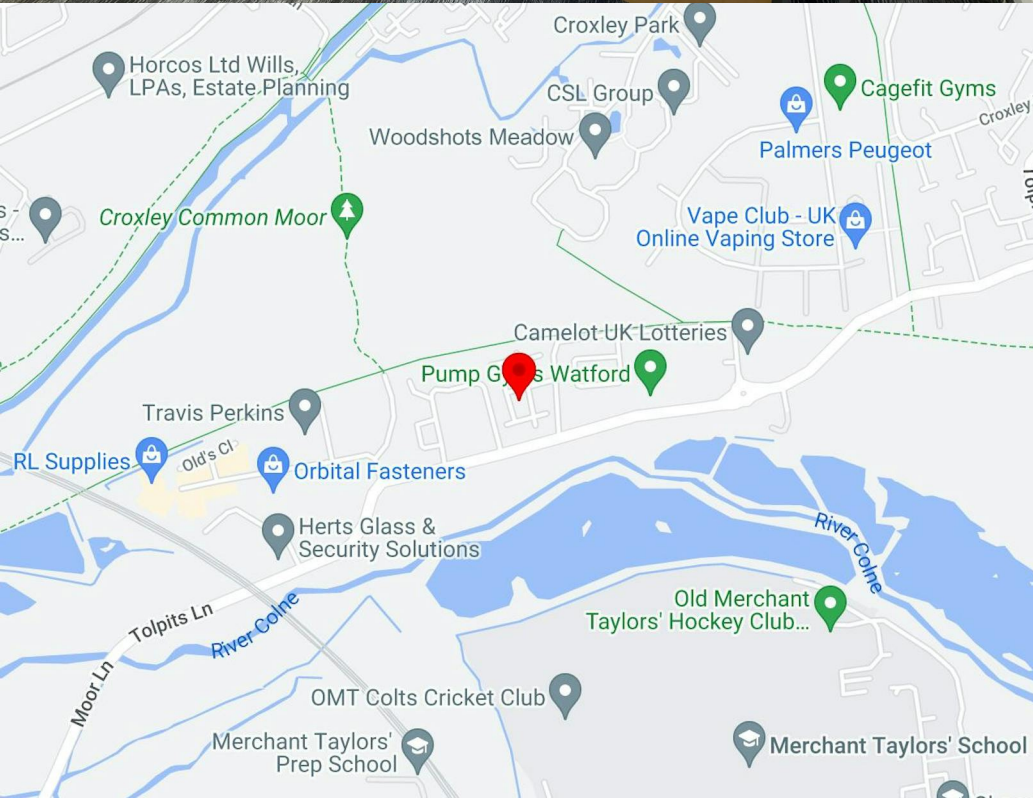
A semi-detached two-storey modern business unit totalling approx. 3,332 ft² arranged as first floor offices and ground floor part office and storage / workshop.

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	£50,000.00 per annum	
Price	Offers from £1,050,000.00	
Rates	Interested parties are to make their own enquiries to Three Rivers District Council.	
Service Charge	N/A	
VAT	Not applicable	
EPC	D (77)	

Contact

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

North London Office

1 Bridge Lane, London, NW11 0EA

020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP

01923 911 007

18a Victoria Park Square, London, E2 9PB

020 3370 4470

www.forestrealestate.co.uk

info@forestrealestate.co.uk

Unit 17, The Metro Centre
Watford, WD18 9SB

F O R E S T
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/05/2024