

UNIT 3 | WOLSEY BUSINESS PARK | TOLPITS LANE | RICKMANSWORTH | WD18 9BL

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**WOLSEY**  
BUSINESS PARK

Prominent Self Contained Air Conditioned  
Office/Headquarters Building with  
approximately 130 car parking spaces

**34,905** SQ  
FT

**TO LET**



## LOCATION

Wolsey Business Park lies equidistant between Rickmansworth and Watford. The business park is located approximately 24 miles (38.62 km) north west of Central London and is 4 miles (6.44km) south east of Junction 19 of the M25.

The building is situated on Tolpits Lane between Watford and Rickmansworth, approximately 1.5 miles (2.41 km) east and west respectively. The building is situated within an established office and industrial location in close proximity to Croxley Business Park and Watford Business Park.

## DESCRIPTION

Unit 3 comprises of a modern self contained office building of approximately 35,000 sq ft within a wider estate constructed in 1991 comprising of four self-contained office buildings and two warehousing units. The building consists of ground, first and second floor office accommodation having the benefit of approximately 130 parking spaces externally.

The building is air conditioned with full access raised flooring and has two passenger lifts. The 3rd floor has recently been refurbished whilst the ground and first floors comprise of a number of partitioned offices.



## TERMS

The premises are available by way of new full repairing and internal lease for a term by arrangement.

## RATES

We understand that the Rateable Value of this premise is £407,500.00. Prospective occupiers are strongly advised to reconfirm this information independently.

## RENT

£22.00 per sq ft per annum exclusive.

## AMENITIES/FEATURES

- Approximately 130 car parking spaces
- Divisible on each floor
- Air conditioning
- Full accessed raised floors
- Suspended ceilings
- Male/Female/disabled WCs to each floor
- Passenger lifts
- Floor to ceiling height approximately 2.75m (9ft)
- Good access to M25 Junction 18

## FLOOR AREAS IPMS<sub>3</sub> (NET INTERNAL EQUIVALENT)

	Left Wing	Reception	Right Wing	Total
Second Floor	6,391 sq ft		5,142 sq ft	<b>11,533 sq ft</b>
First Floor	6,391 sq ft		5,142 sq ft	<b>11,533 sqft</b>
Ground Floor	6,391 sq ft	306 sq ft	5,142 sq ft	<b>11,839 sqft</b>
<b>Total</b>	<b>19,173 sq ft</b>	<b>306 sq ft</b>	<b>15,426 sq ft</b>	<b>34,905 sq ft</b>







UNIT 3

A4145 TOLPITS LANE

WATFORD

  
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