

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

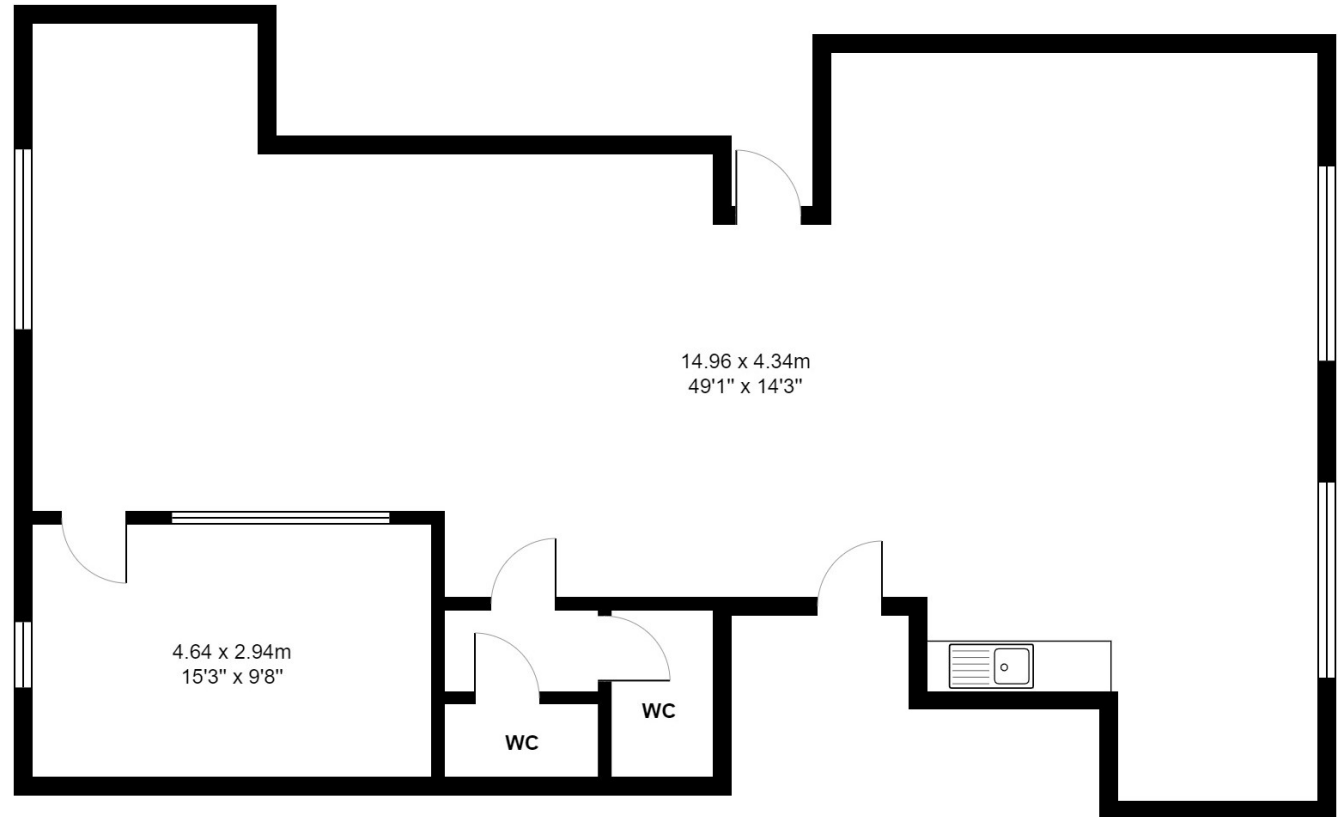
Offices with car parking

1st Floor, 37 The Metro Centre, Dwight Road, Watford, WD18 9SS



ACCOMMODATION

Total 1,125 sq ft 104.52 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ 6 car parking spaces
- ✓ Raised floors
- ✓ Built-in storage cupboards
- ✓ Partitioned meeting room

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

A self-contained 1st floor office suite currently open plan with a partitioned meeting room.

Benefitting from suspended ceilings, raised floors, shared gas central heating and male and female WC's.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£14,500 per annum exclusive

RATES

Rateable value: £20,500. Rates payable 23/24 £10,229.50. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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