

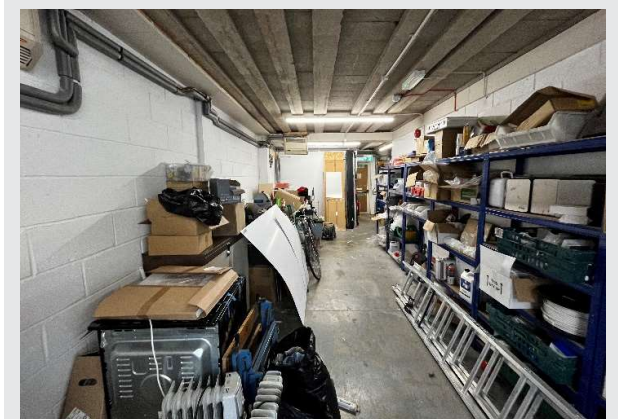
# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

Warehouse premises with offices  
and car parking

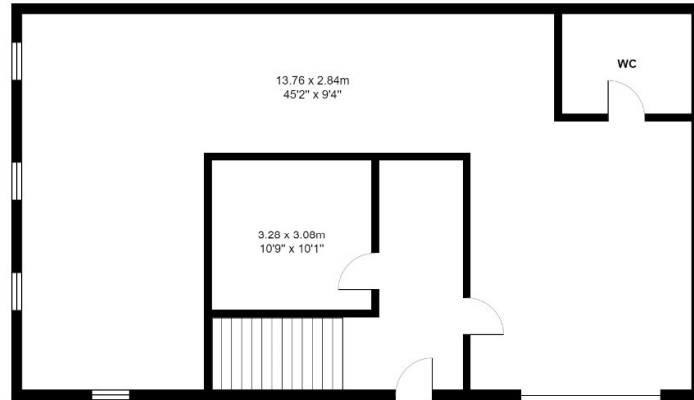
Unit 18, Metro Centre, Dwight Road, Watford, WD18 9SS



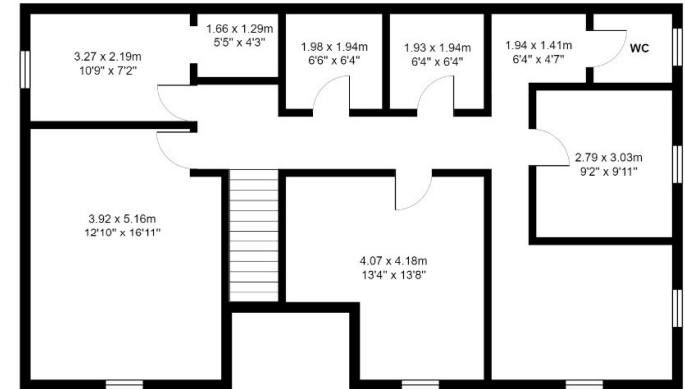
## ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,149	106.74
First Floor	1,105	102.66
<b>Total:</b>	<b>2,255</b>	<b>209.4</b>

Ground Floor



First Floor



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.

## KEY FEATURES

- ✓ Wall mounted air conditioning
- ✓ Roller shutter loading door
- ✓ 5 car parking spaces
- ✓ 8.71m ground floor height

## LOCATION

The property forms part of a development of industrial/warehouse units situated off Dwight Road, which connects directly with Tolpits Lane (A4145). The estate is situated approximately mid-way between Watford and Rickmansworth Town Centres, which both provide main line railway services and Metropolitan Underground links to London. Junctions 17 & 18 of the M25 are to the west of Rickmansworth, with Junction 5 of the M1 about 6 miles distant.

## VAT

We understand that VAT is not currently payable on the rent

## DESCRIPTION

The property comprises a modern end terrace business unit of steel portal frame construction with part brick and part profiled steel elevations. The ground floor is currently arranged as mainly warehouse storage accessed via roller shutter loading door with a small section of office. The first floor offers multiple office suites which could be opened to a more open plan style. To the first floor is also W/C facilities and kitchen.

## TERM

Assignment of the current lease expiring in April 2026.

## RENT

£32,000 per annum exclusive

## RATES

Rateable value: £25,750. Rates payable: £12,849.25. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

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