

# UNIT 27 EMPIRE CENTRE

IMPERIAL WAY, WATFORD, WD24 4YH

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# TO LET

## 2,230 SQ FT

Modern business unit fitted as air-conditioned offices with ancillary storage

### Key Features

- Air conditioned first floor offices
- 3 phase power & gas supply
- Kitchen and 2 WC facilities
- EV charging point
- Ground floor storage
- Good loading access
- 3 car spaces plus loading door access

**Unit 27 Empire Centre, Imperial Way**  
Watford, WD24 4YH





## Description

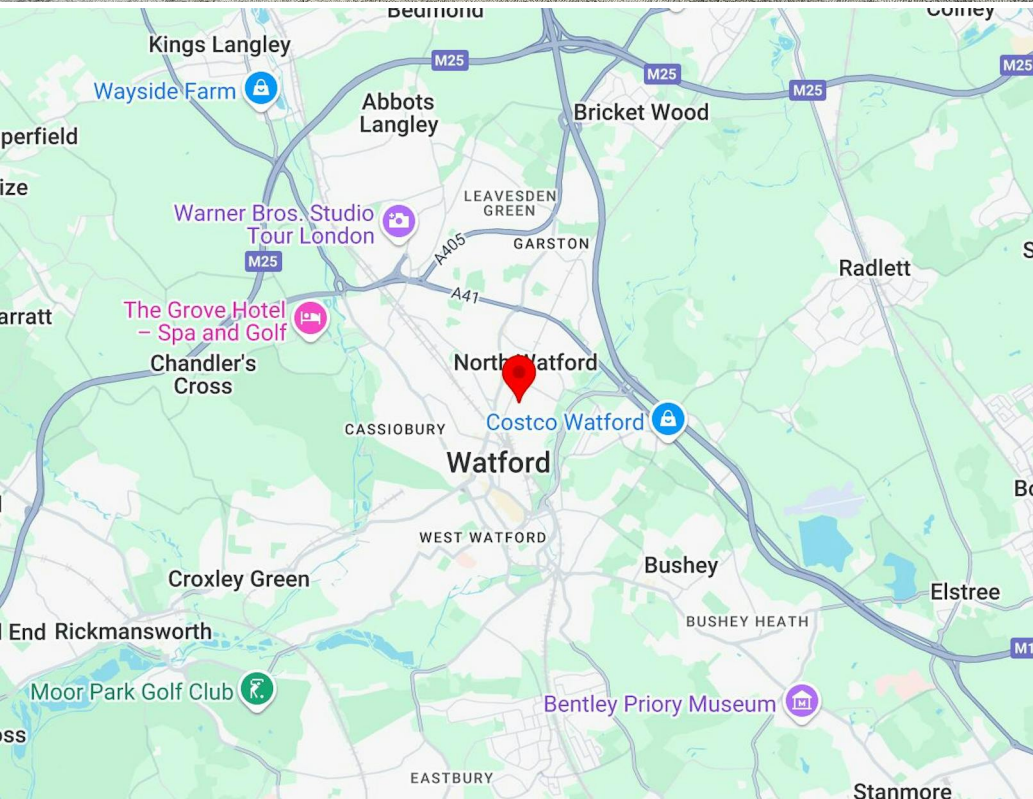
Prominently located at the entrance to the Empire Centre comprising a modern two-storey end-terrace business unit.

Amounting to 2,230 sq ft arranged as air-conditioned offices on the first floor and storage with reception and meeting room on the ground floor

## Location

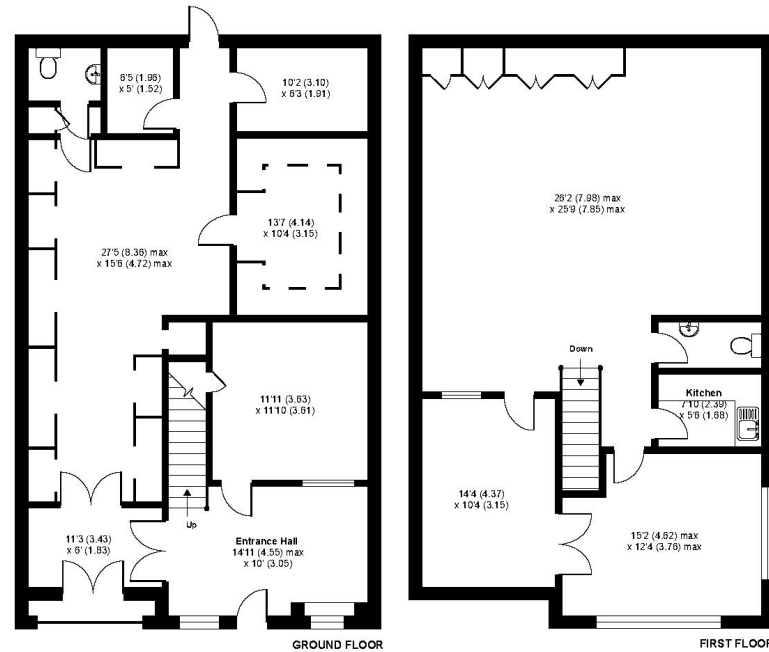
The property is located on Imperial Way, which is Watford's best and most recognised industrial and trade counter locations. Access via Stephenson Way (A4008) dual carriageway gives fast access to Junction 5 of the M1 approx. one mile distant. Junctions 19 & 21 of the M25 are within circa two and three miles respectively.

Watford Junction Railway Station (within 1.5 miles) offers a direct service to London Euston in approx. 16 minutes, Birmingham and Gatwick.



## Empire Way, Imperial Way, Watford, WD24

Approximate Area = 2207 sq ft / 205 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbh.com 2024. Produced for Forest Real Estate Limited. REF: 1203862

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,230	207.17	Available
<b>Total</b>	<b>2,230</b>	<b>207.17</b>	
<b>Lease</b>	New Lease		
<b>Rent</b>	£35,000 per annum		
<b>Rates</b>	£4.64 per sq ft		
<b>Service Charge</b>	N/A		
<b>VAT</b>	Applicable		
<b>EPC</b>	D (81)		

# Contact

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