



Business Unit/Warehouse To Let In Watford

21 The Metro Centre

Dwight Road, Watford, WD18 9SS

Warehouse

TO LET

2,380 sq ft

(221.11 sq m)

- 3 car parking spaces
- Part full height warehouse
- Rollershutter door
- 3 phase power supply
- First floor offices
- WC and kitchen facilities

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Summary

Available Size	2,380 sq ft
Rent	£43,000.00 per annum
Rates Payable	£11,352 per annum Rates payable 2024/25
Rateable Value	£22,750
Service Charge	£800 per annum
EPC Rating	D (79)

Description

Unit 21 comprises a full height warehouse to part with ground and first floor offices and includes 3 allocated car parking spaces.

Location

The unit is situated on The Metro Centre, located just off Tolpits Lane (A4145) midway between Watford and Rickmansworth. Junction 18 of the M25 is within approximately 4 miles providing access to the national motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouses/Office	1,201	111.58
1st - Office	1,179	109.53
Total	2,380	221.11

Viewings

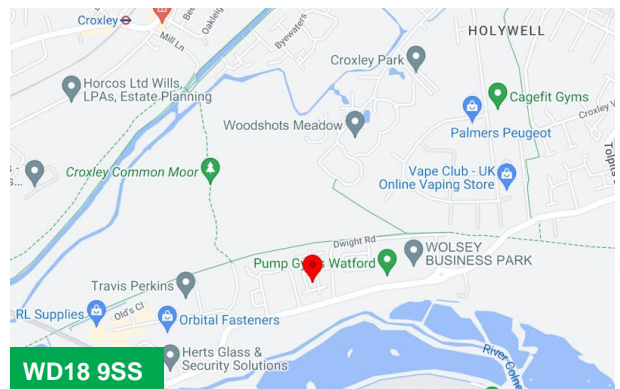
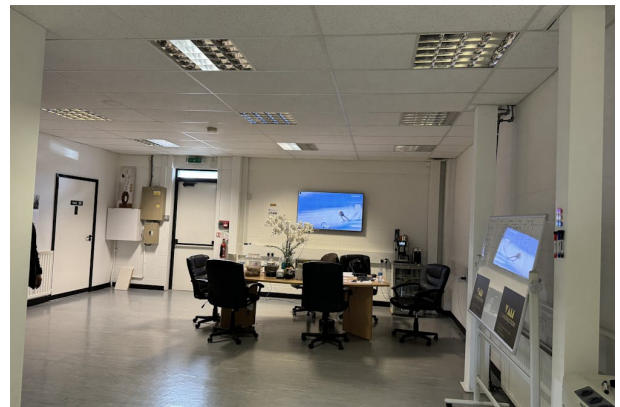
Strictly by appointment via sole agents.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

The property is registered for VAT so VAT will be charged on the rent and service charge.



Viewing & Further Information

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