

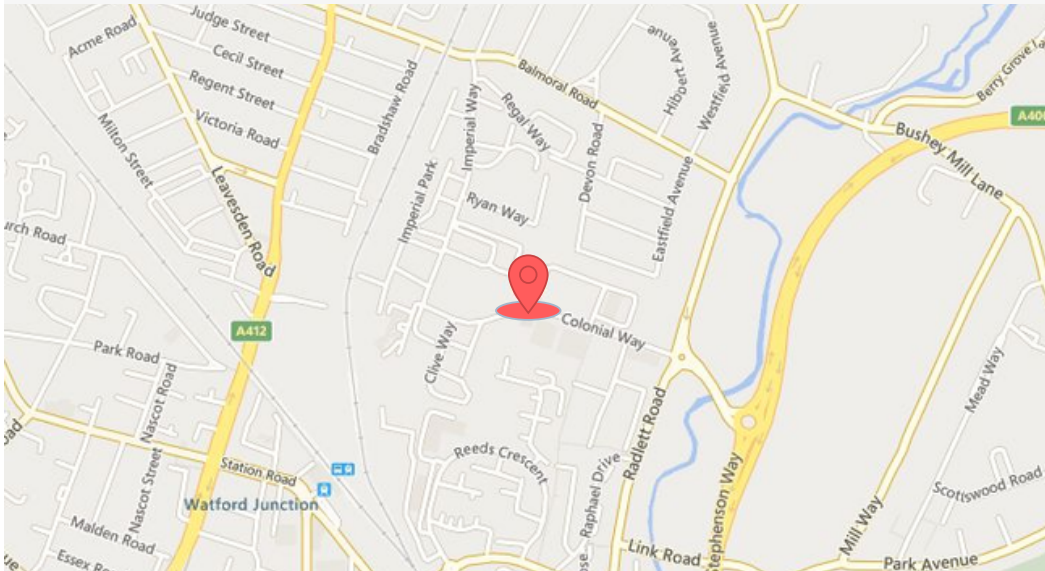
CAE House |  
9 Colonial Way |  
Watford | WD24 4PT

Hi-Tech Business Unit To Let |  
Potentially suitable for leisure uses



**Key features**

- Comfort cooling to office areas
- Parking for up to 77 cars
- Fully fitted and cabled
- 6 EV charging points
- Loading door
- Close proximity to major transport links



## CAE House | 9 Colonial Way | Watford | WD24 4PT

### Description

The property comprises a high-tech style, two-storey, detached unit offering a mix of office and storage/industrial space on the ground floor and office space on the first, with a number of meeting rooms, kitchens and break out areas throughout.

The property has a strong parking provision with space for up to 77 cars, as well as providing 6 EV charging points.

### Accommodation

Ground floor	9,242 Sq.ft	858.61 Sq.m
First floor	9,188 Sq.ft	853.59 Sq.m
<b>TOTAL</b>	<b>  18,430 Sq.ft</b>	<b>  1,712.20 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the current Rating List of £232,000. The rates payable will be a proportion of this figure.

For rates payable from 31st March 2024, refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Location

The property is located on Colonial Way. The location offers strong access to major transport links, with being to the M1 (J5 - 1.2 miles) and M25 (J19 - 3.2 miles, 21A - 4.8 miles). The property is also within walking distance from Watford Junction Station (16 minute walk).

### Tenure

The property is available to let on a new lease for a term to be agreed.

### Rent

£300,000 per annum exclusive plus VAT.

### EPC

Further details available upon request. C 63.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### For viewings contact

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