



Modern Business Unit on Established Business Park To Let/May Sell

Unit 17 The Metro Centre

Dwight Road, Watford, WD18 9SB

Warehouse

TO LET / FOR SALE

3,332 sq ft

(309.55 sq m)

- Roller Shutter Loading Door
- 3 Metre Ceiling Height
- Comfort Cooling
- Kitchen
- 9 Car Parking Spaces
- EV Charging Point
- LED Lighting
- Cloakroom and Shower

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Summary

Available Size	3,332 sq ft
Rent	£50,000 per annum
Price	Offers from £1,050,000
Business Rates	rates to be assessed
Service Charge	N/A
EPC Rating	D (77)

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground	1,666	154.78
1st	1,666	154.78
Total	3,332	309.56

Description

A semi-detached two-storey modern business unit totalling approx. 3,332 sq ft arranged as first floor offices and ground floor part office and storage/workshop.

The unit has been fitted out to a high standard and benefits from comfort cooling, fitted kitchen, shower with the added benefit of good ground floor loading via a roller shutter.

Location

The property is situated on the Metro Centre, a modern business park in Dwight Road located just off Tolpits Lane, equidistant between Watford and Rickmansworth. Junctions 18 & 19 of the M25 are each approximately three miles distance providing access to the national motorway network and major airports.

Fast and frequent rail services are provided by Main Line and Underground Stations at Moor Park (Metropolitan Line), Rickmansworth Station (Chiltern Line and Metropolitan Line) and from Watford Junction Station (London Midland) that accesses London within 18 minutes (Euston), the North of England and Gatwick Airport.

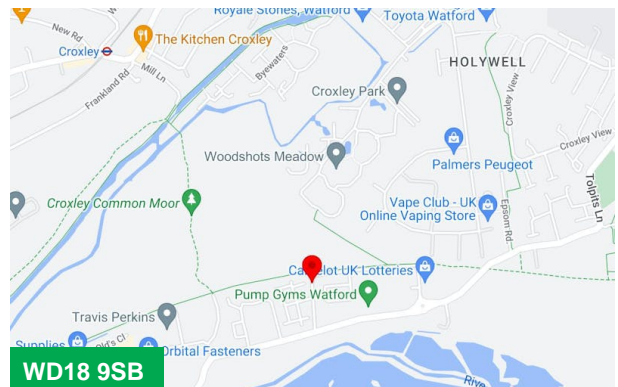
Terms

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

The landlord will also consider a sale of the freehold for offers over £1,050,000.

Viewings

Strictly by appointment via joint agents



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH