

TO LET - OFFICE



Unit 18A Orbital 25 Business Park, Dwight Road, Watford,
Hertfordshire WD18 9DA

1,649 Sq Ft (153.19 Sq M)

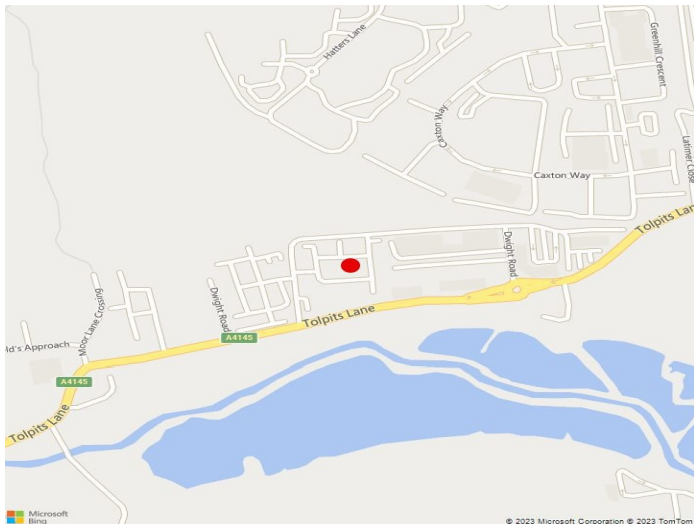
£33,000 per annum exclusive plus VAT

MODERN UNIT TO LET

- **GROUND AND FIRST FLOOR OFFICES**
- **PARKING FOR 5 CARS**
- **NEW LEASE AVAILABLE**

Location

Orbital 25 is a modern development situated just off Tolpits Lane, located between the towns of Rickmansworth and Watford. The M25 (Junctions 17 & 18) are within 4 miles giving good access with direct rail services into London from the neighbouring towns.



Description

The premises comprise a modern two storey business unit with offices on the ground and first floor to provide a mixture of open plan and individual offices. Partitionings can be removed to make larger open spaces. WCs on both floors. There is an allocation of 5 parking spaces.



Accommodation

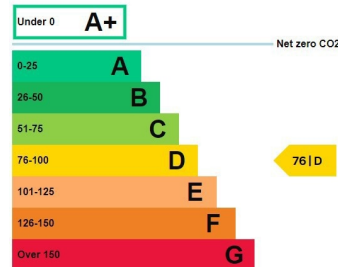
Accommodation	sq ft	sq m	Rent
Ground Floor	828	76.92	
First Floor	821	76.27	
Total Area	1,649	153.19	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (76).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Rent

Upon application.

Terms

A new full repairing and insuring lease for a term to be agreed. Alternatively, a short term of 3 years may also be available. Terms upon request.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £26,250

Rates Payable: £13,098 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.
steve.keenan@vdbm.co.uk 01923 845226
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.