

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



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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
TOTAL	 18,430 Sq.ft	 1,712.20 Sq.m

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, please 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

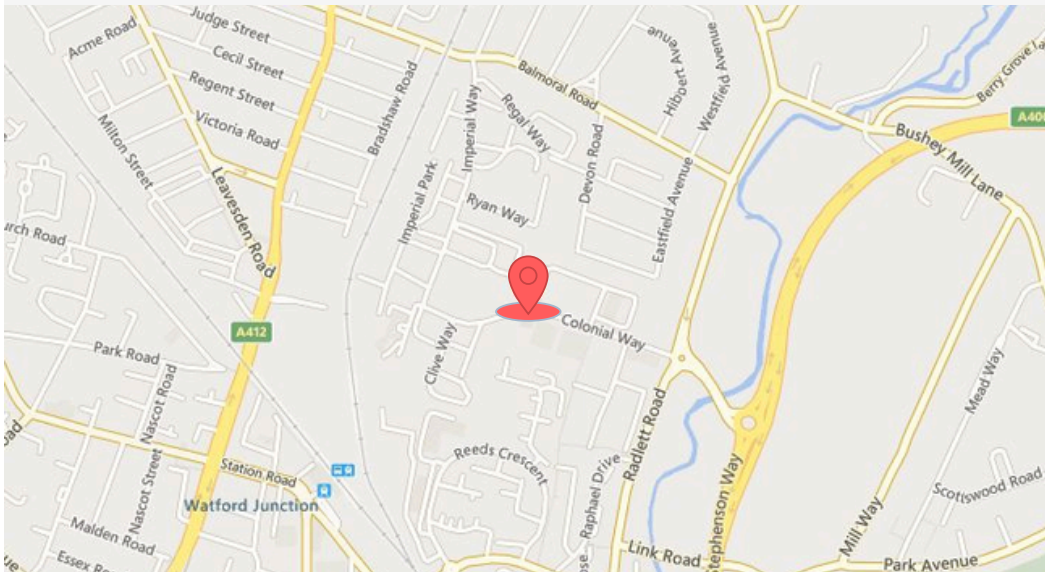
£300,000 per annum exclusive plus VAT.

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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