

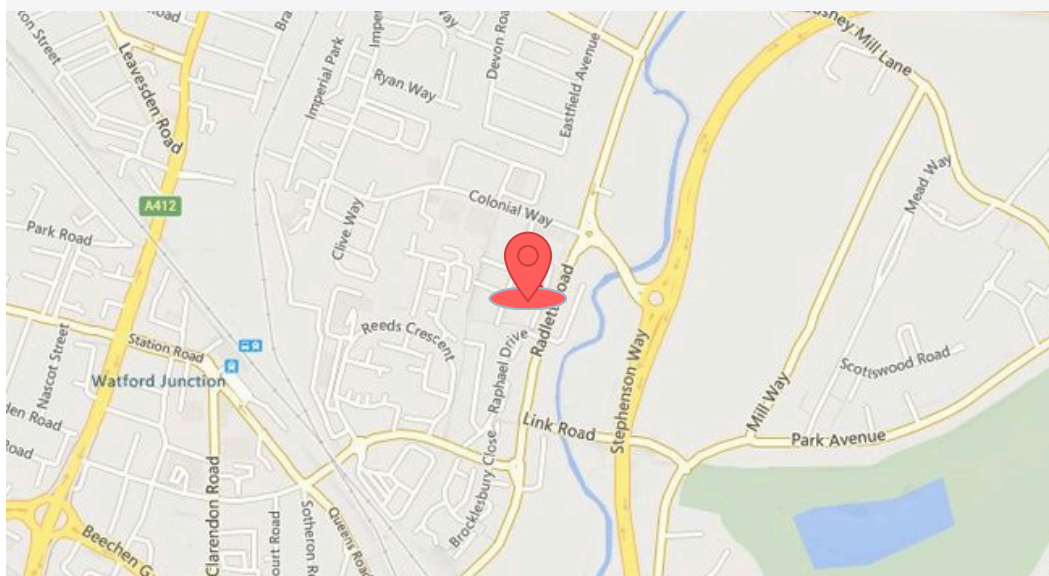
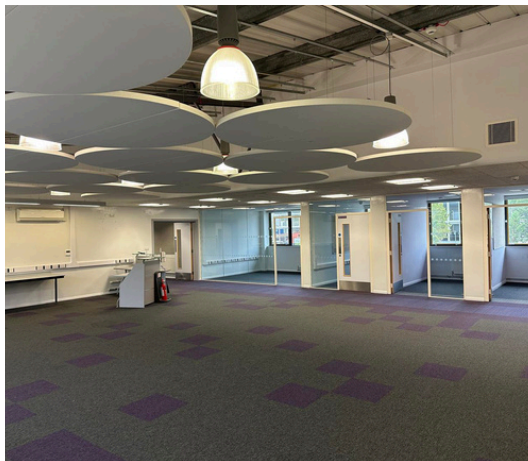
Building 1 Axis |  
Rhodes Way | Watford |  
WD24 4YW

To Let | 18,719 Sq.ft



**Key features**

- Self-contained building with playground area
- Well suited for educational user
- Planning consent for a School
- On site car parking
- Including canteen, playground and lecture theatre
- Alternative uses would be considered – subject to planning
- 13 minute walk to Watford Junction Station
- 1 mile to M1 (J5)
- 5 miles to M25 (J20 & J21a)



### For viewings contact

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### Or joint agent

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## Building 1 Axis | Rhodes Way | Watford | WD24 4YW

### Description

Building 1 is a prominently positioned two storey office building which has been converted into a school and was previously operating as part of the Watford University Technical College.

The property includes classrooms, break out spaces, a playground, canteen and lecture theatre.

### Location

AXIS is well located providing good access links by road and rail.

Watford Junction is a 13 minute walk which provides regular trains to Central London and the North, while the M1 (J5) is less than 1 mile away.

Watford Town Centre is 1 mile from the building which offers a wide range of retail and leisure amenity including the Atria Shopping Centre.

### Planning

The property benefits from a planning consent to use the site as a "state-funded" school. Alternative uses would be considered subject to planning.

### Terms

Available on a new lease for a term to be agreed.

### Rent

Upon application.

### Accommodation

Ground floor	9,161 Sq.ft	851.10 Sq.m
First floor	9,558 Sq.ft	888.00 Sq.m
<b>TOTAL</b>	<b>  18,719 Sq.ft</b>	<b>  1,739.10 Sq.m</b>

These floor areas are approximate and have been calculated on a IMPS3 basis.

### Rates

We understand the rateable value in respect of this building is part of a larger assessment and currently rated at £1,160,000. The rating will need to be re-assessed as part of the split in buildings.

For rates payable from 1st April 2023, 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.

### EPC

The property has an EPC rating of B 33. Details available upon request.

### Legal costs

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

### VAT

The property is VAT registered.