

Building 6 | Warner Bros Studios |
Leavesden Park | Hercules Way |
Watford | WD25 7GS

Ground Floor Office | To Let |
251.95 Sq.m (2,712 Sq.ft)



Key features

- Raised access floors
- Metal tile suspended ceilings with LG7 lighting
- Air conditioning
- Car parking at 1:250 Sq.ft
- Showers & WCs on each floor
- On site café with full height atrium
- Conference suite & meeting rooms



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Description

A creative business hub at the home of one of the world's leading film studios, Warner Bros. Studios, Leavesden Park is a thriving office community with a rich mix of film industry businesses and innovative companies.

The available accommodation is situated on the ground floor and comprises mostly open plan office space with a kitchen and meeting room facilities.

Accommodation

Ground floor | 2,712 Sq.ft | 251.95 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

Rates

For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Location

Warner Bros. Studios Leavesden Park benefits from excellent local and national connections with both the M1 and the M25 within a short distance.

Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and to Clapham Junction and is circa 2.5 miles to the south.

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 D 84. Details available upon request.

Terms

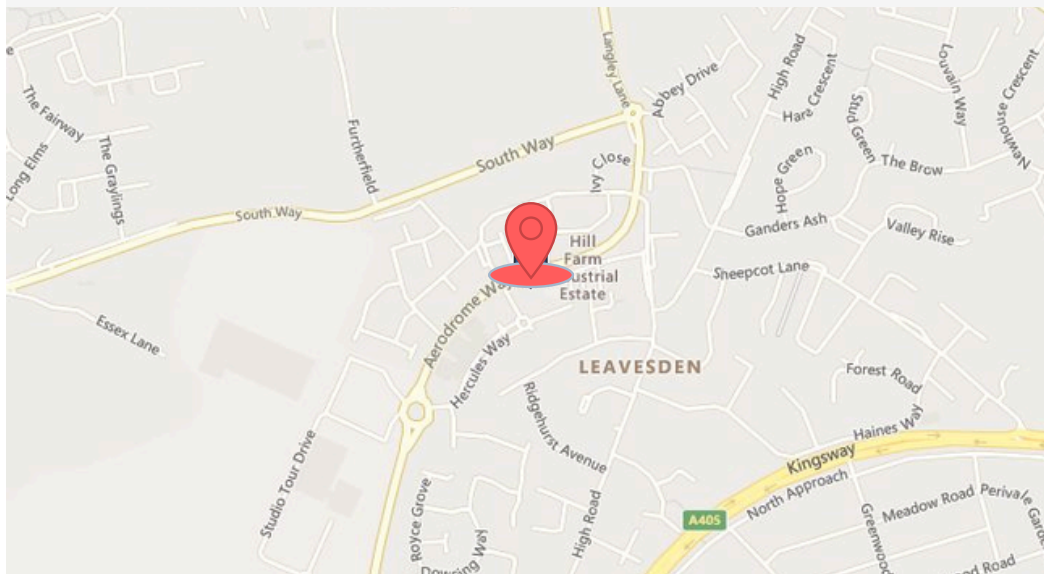
The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Legal costs

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

Rent

Upon application.



For viewings contact

Elliot Fletcher
07523 802253
elliot.fletcher@brasierfreeth.com

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

