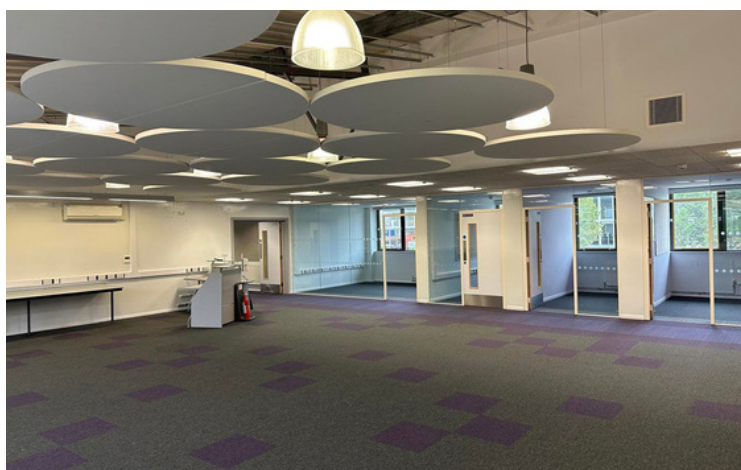
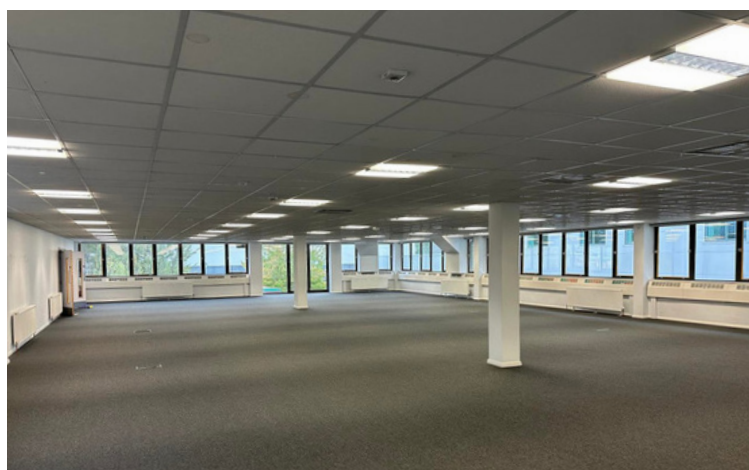


BUILDING 1 AXIS,  
RHODES WAY,  
WATFORD, WD24 4YW



**Self-contained building with playground area,  
well suited for educational user.**

**18,719 sq ft (1739.10 sq m) To Let.**



For further information please contact

**BRAY FOX SMITH**

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# BUILDING 1 AXIS, RHODES WAY, WATFORD, WD24 4YW

## 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.



## 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.

## 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.

## 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)

## AVAILABILITY

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

Floor	sq ft	sq m
Ground	9,161	851.10
First	9,558	888.00
<b>Total</b>	<b>18,719</b>	<b>1,739.10</b>

## RATES

We understand the rateable value in respect of this building is £192,000. For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council - 01923 226400 however we have estimated this as £5.25 psf.

Additional information, including 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.

**Viewing:** By appointment through the joint agents.

### BRAY FOX SMITH

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