



Metro Centre, Dwight Road, Watford, WD18 9SB
£600,000



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- 3538 Sq Ft / 328.7 Sq M
- Currently Used as Office Space
- Two Kitchens
- Fantastic Location
- Sole Usage or Multiple Occupancy
- 10 Parking Spaces
- B2 Industrial Usage
- Two Bathrooms with W.C
- No Upper Chain
- M25 within easy reach

Description

Offering this two-storey modern business unit of approximately 3,500 ft² / 328.7 Sq M arranged as ground and first floor offices with additional storage to the second floor.

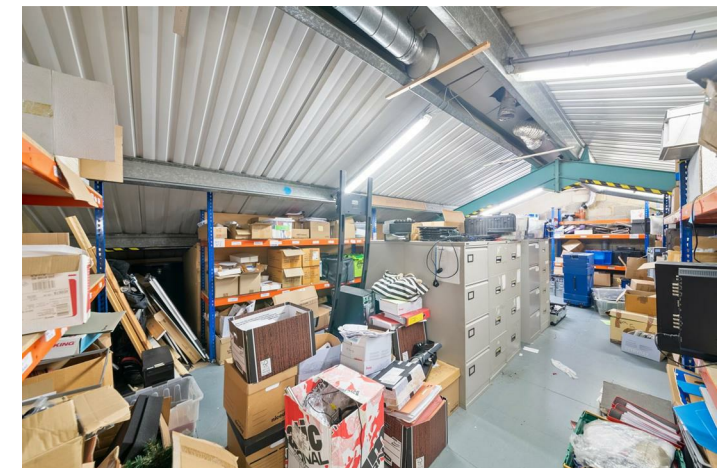
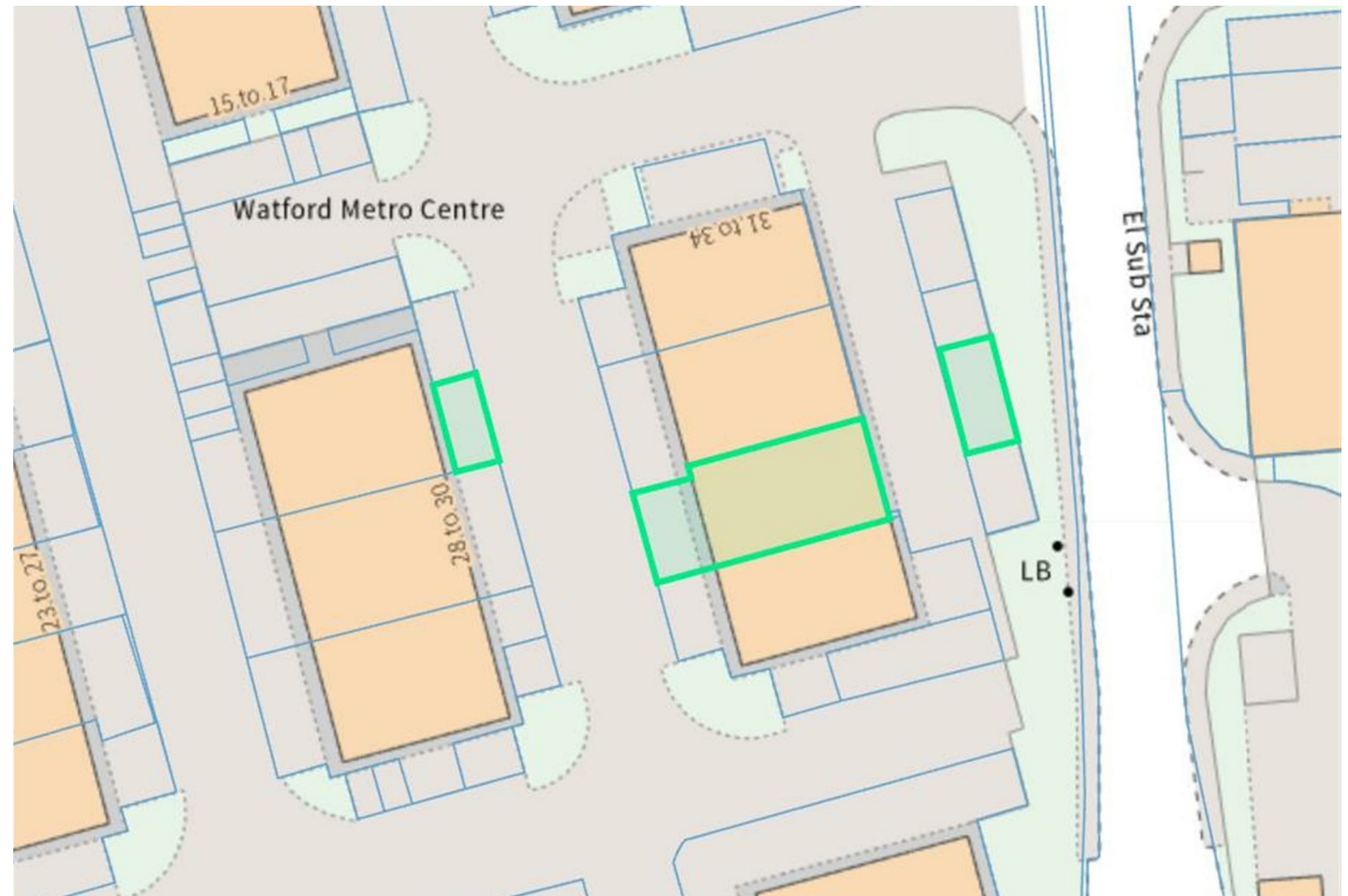
Located in the sought after Metro Centre Business Park, benefitting from ten parking allocated parking spaces and no onward chain.

This adaptable office space benefits from rear access and provides a great opportunity for a sole usage or multiple occupancy.

Situation

The property is situated on the Metro Centre, a modern business park in Dwight Road located just off Tolpits Lane, equidistant between Watford and Rickmansworth. Junctions 18 & 19 of the M25 are each approximately three miles distance providing access to the national motorway network and major airports.

Fast and frequent rail services are provided by Main Line and Underground Stations at Moor Park (Metropolitan Line), Rickmansworth Station (Chiltern Line and Metropolitan Line) and from Watford Junction Station (London Midland) that accesses London within 18 minutes (Euston), the North of England and Gatwick Airport.



Dwight Road, Watford, WD18
Approximate Area = 3538 sq ft / 328.7 sq m
For identification only - Not to scale

Ground Floor

5.45 x 1.93
17'11 x 6'4

Up

5.64 max x
3.20 max
18'6 x 10'6

9.02 x 5.00
29'7 x 16'5

2.21 x 1.27
7'3 x 4'2

Up

5.58 max x
3.96 max
18'4 x 13'0

First Floor

5.50 max x
4.60 max
18'1 x 15'1

3.21 max x
2.65 max
10'6 x 8'8

3.21 x 1.84
10'6 x 6'0

4.06 x 3.40
13'4 x 11'2

8.79 max x
5.90 max
28'10 x 19'4

Up

Dn

Second Floor

8.82 x 6.43
28'11 x 21'1

Dn

CH = Ceiling Height

Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map snippet from Google Maps showing the area around Croxley Common Moor. A green location pin is placed on Tolpits Ln, just north of the River Colne. The map shows green spaces, a road network, and the river. The Google logo and 'Map data ©2026' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	71	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
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T: 01895 379 549 | **E:** lettings@alldayandmiller.co.uk