



Business Unit/Warehouse To Let In Watford

21 The Metro Centre

Dwight Road, Watford, WD18 9SS

Warehouse

TO LET / FOR SALE

2,380 sq ft

(221.11 sq m)

- 3 car parking spaces
- Part full height warehouse
- Rollershutter door
- 3 phase power supply
- First floor offices
- WC and kitchen facilities

21 The Metro Centre, Dwight Road, Watford, WD18 9SS

Summary

Available Size	2,380 sq ft
Rent	£43,000 per annum
Price	£650,000
Rates Payable	£11,352 per annum Estimated rates payable 2025/2026
Rateable Value	£22,750
Service Charge	£800 per annum
VAT	Applicable. VAT will be charge on the rent and service charge
EPC Rating	D (79)

Description

Unit 21 comprises a full height warehouse to part with ground and first floor offices and includes 3 allocated car parking spaces.

Location

The unit is situated on The Metro Centre, located just off Tolpits Lane (A4145) midway between Watford and Rickmansworth. Junction 18 of the M25 is within approximately 4 miles providing access to the national motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehoues/Office	1,201	111.58
1st - Office	1,179	109.53
Total	2,380	221.11

Viewings

Strictly by appointment via sole agents.

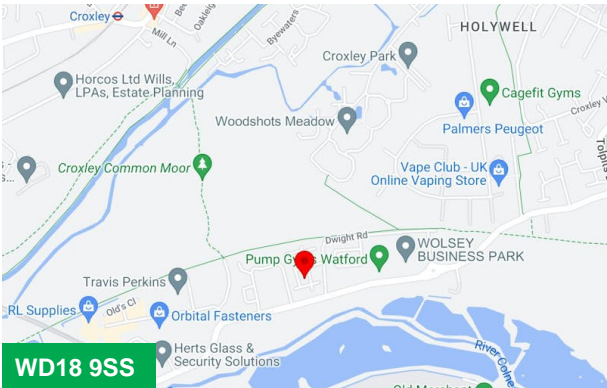
Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

The property is also available for sale freehold at a price of £650,000.

VAT

The property is registered for VAT so VAT will be charged on the rent, sale price and service charge.



Viewing & Further Information

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