



Business Unit/Warehouse For Sale in Watford

21 The Metro Centre

Dwight Road, Watford, WD18 9SS

Warehouse

FOR SALE

2,380 sq ft

(221.11 sq m)

- 3 car parking spaces
- Part full height warehouse
- Roller shutter door
- 3 phase power supply
- 1st floor offices
- WC and kitchen facilities

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Summary

| | |
|----------------|------------------------------------|
| Available Size | 2,380 sq ft |
| Price | Offers in excess of £550,000 |
| Rateable Value | £22,750 Based on 2023 valuation |
| Service Charge | £800 per annum |
| VAT | Applicable |
| 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 | Availability |
|---------------------------|--------------|---------------|--------------|
| Ground - Warehouse/Office | 1,201 | 111.58 | Available |
| 1st - Office | 1,179 | 109.53 | Available |
| Total | 2,380 | 221.11 | |

Viewings

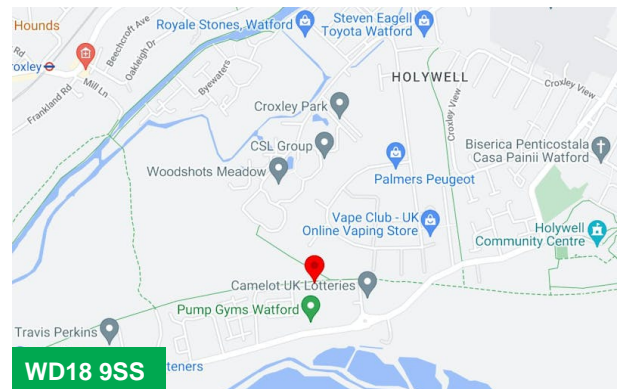
Strictly by appointment via sole agents.

Terms

The freehold is available for offers in excess of £550,000 with vacant possession.

VAT

The property is registered for VAT so VAT will be charged on the sale price.



Viewing & Further Information

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