



The Metro Centre, Watford, Hertfordshire, WD18 9SB

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£1,000,000



Description:

Kings Langley Estates are pleased to offer this semi-detached two-storey modern business unit of approximately 3,400 ft² arranged as first floor offices, ground floor offices and storage. The building is available for sale or alternatively can be let in part from 979 ft² up to the 2,663 ft². The property is situated in The Metro Centre which is a modern business park located just off Tolpits Lane, between Watford and Rickmansworth. The property has good access to the M25 and airports. Part of the ground floor has been let on a lease expiring 3rd September 2023 at a rent of £10,800 per annum exclusive. This totals 677 ft².

- Modern business unit
- 3400 sq ft
- Ground / First floor offices
- No Upper Chain
- Viewings advised

Additional Information:

Location: Within easy access of the M25 and airports.

Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



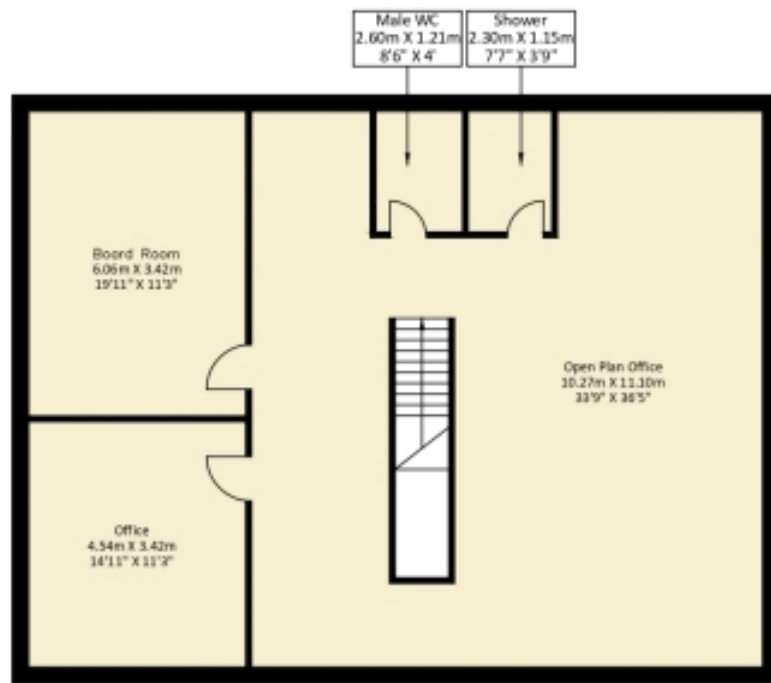
David Freeman
Director



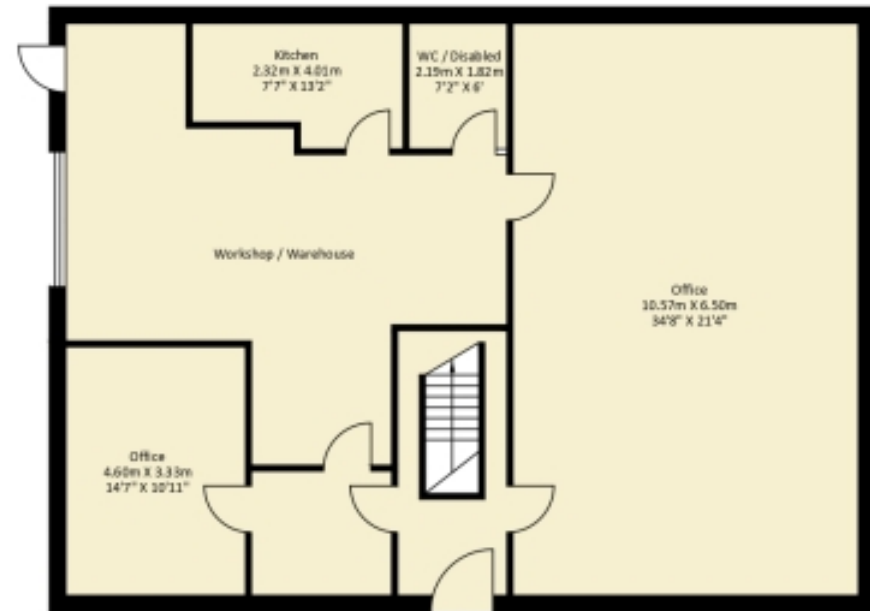




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First Floor



Ground Floor

Approximate Gross Internal Area = 317.40 sq m / 3416.47 sq ft

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