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01923 252188

30 The Avenue
Watford
WD17 4AE

TO LET

**LOW
INCLUSIVE
RENT**



Offices To Let On Flexible Lease Near M1 in Watford 4,721SQ FT (439 M²)

- Easy access from Junction 5 of the M1
- Walking distance to Watford Junction Station
- Raised Floors
- Suspended ceilings and recessed lighting
- Fitted comms room
- Fibre broadband connected
- Part furnished and fitted
- Data cabling
- 15 parking spaces

AXIS 3
Rhodes Way
Watford
WD24 4YW

LOCATION

Axis 3 is located on Rhodes Way close to Stephenson Way (A4008), which links Junction 5 of the M1 to Watford Town Centre.

Watford Junction Station (within approximately 10 minutes walk), provides rail service to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 1 mile and Junction 19 of the M25 is within 3 miles.

Nearby office occupiers include Wickes, HSBC, Majestic Wine and Handelsbanken.

DESCRIPTION

The whole of the first floor offices in this 2-storey building. The offices are fitted to provide mainly open plan office with 3 individual rooms, a kitchen, break-out area and a fitted comms room.

ACCOMMODATION

First floor	4,721 sq ft	438.6 m ²
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(approx. IPMS3 floor areas)

TERMS

A new internal repairing lease until January 2020.

RENT

£118,000 per annum. INCLUSIVE of rates, service charges and running costs

VAT

The property is VAT registered. VAT will be charged on the rent.

EPC

The Energy Performance Asset Rating is C63. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

Paul Felton
STIMPSONS
01923 604024
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The full range of our instructions is available on our website

www.stimpsons.co.uk

October 17