

**8 MILLFIELD, WOODSHOTS MEADOW
CROXLEY PARK, WATFORD, WD18 8YX**



TO LET - £40,250 per annum

Self-Contained Business Unit
2,367 SQ FT (220 M²)

- | | |
|---|-------------------------------------|
| ■ First floor offices plus ground floor storage/workshop/additional offices | ■ 3.6m height to ground floor |
| ■ 6 parking spaces | ■ Roller shutter loading door |
| ■ Perimeter trunking to offices | ■ Attractive business park location |
| | ■ 24/7 security |

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LOCATION

- Excellent access via M1 (J5/6) and M25 ((J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports.
- Underground link to Central London via Watford and Croxley Green Metropolitan Line stations.
- Fast rail service to Central London from Watford Junction (from 15 mins).
- Regular all day bus service to Watford Junction Station and Watford Metropolitan Station and the town centre.

DESCRIPTION

Millfield comprises 10 self-contained units comprising first floor offices and the ground floor is in shell condition, being suitable for storage, light industrial purposes or additional offices.

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's nursery.

For further information see www.croxleypark.com

ACCOMMODATION

Ground floor storage:	1,187 sq ft	110.3 m2
First floor offices:	1,180 sq ft	109.6 m2
Total:	2,367 sq ft	219.9 m2

(approximate gross internal areas)

TERMS

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

RENT

£40,250 per annum

RATES

Rateable value: £31,250
Rates payable: £15,000 per annum (2018/19)

For further information please contact Watford Council on 01923 278187.

Information provided by the Valuation Office website (www.voa.gov.uk)

SERVICE CHARGE

A service charge is payable for the provision of services and maintenance of the common parts of the block and the estate.

VAT

VAT is charged on the rent and service.

EPC

The Energy Performance Asset Rating is D100. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint agents:

BRAY FOX SMITH
020 7629 5456

PAUL FELTON
01923 604024
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The full range of our instructions are available on our website

www.stimpsons.co.uk

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