

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



TO LET - £40,650 per annum

Self-Contained Business Unit
2,391 SQ FT (222 M²)

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| <ul style="list-style-type: none"> First floor offices plus ground floor storage/workshop/additional offices 6 parking spaces Perimeter trunking to offices | <ul style="list-style-type: none"> 3.6m height to ground floor Roller shutter loading door 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.
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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	1,199 sq ft	111.4 m ²
First floor offices	1,192 sq ft	110.7 m ²
Total	2,391 sq ft	222.1 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

£40,650 per annum

RATES

Rateable value: £27,000
Rates payable: £12,960 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 D99. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

BRAY FOX SMITH
020 7629 5456

Strictly by appointment via joint agents:

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The full range of our instructions are available on our website

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