

GROUND & FIRST FLOOR BUILDING 7
AXIS | RHODES WAY | WATFORD | WD24 4YW



GROUND FLOOR PARTITIONED OFFICES



FIRST FLOOR OPEN PLAN OFFICES



2 STOREY BUSINESS/OFFICE BUILDING
7,964 SQ FT (740 m²)
TO LET

- To be refurbished
- Air conditioning (first floor)
- Loading door to warehouse/showroom area
- 32 parking spaces (1:249 sq ft)
- 13 minute walk to Watford Junction station
- M1 (J5) and A41 - 1 mile
- M25 (J20) 3.4 miles, (J21a) 3.5 miles

LOCATION

AXIS has an elevated and prominent frontage to Radlett Road near to its junction with Colonial Way in Watford. Stephenson Way runs parallel to it and provides fast dual carriageway access from Junction 5 M1 and the A41 to the town centre. There is direct access from the estate to a pathway and approximately 13 minute walk to Watford Junction. Intu shopping centre is the largest in Hertfordshire providing an excellent retail offer alongside excellent hotel and leisure facilities in the town.

Nearby occupiers include Wickes HQ, Majestic Wine HQ and the new Watford UTC.



DESCRIPTION

AXIS comprises 7 two storey buildings which were designed to accommodate either professional office or mixed business use which might include research and development/high technology, light industrial and/or storage or a combination of such uses with offices. These striking buildings are constructed of brick with large areas of reflective black glazing under pitched roofs. The estate benefits from extensive on site car parking.

BUILDING 7

The property comprises a semi detached self contained 2 storey business/office building. The first floor is to be refurbished and will provide an air conditioned open plan office suite. The ground floor is currently part carpeted office, with fully glazed partitioned board and meeting rooms and kitchen break out area; the balance has been used as a showroom and storage facility with a painted concrete floor. It benefits from a loading door, comfort cooling, suspended ceiling with inset lighting throughout.

NB: The ground floor can either be left in its current condition for a tenant's bespoke requirements or retro fitted to a full office specification similar to the first floor.

COMMUNICATIONS

ROAD:

M1 J5 and A41	1 mile
M25 J20	3.4 miles
M25 J21/21a	3.5 miles
Heathrow Airport	23 miles
Luton Airport	17 miles

RAIL:

Euston	14 mins
Hemel Hempstead	7 mins
Milton Keynes	22 mins
Birmingham New Street	1 hr 10 mins

SPECIFICATION

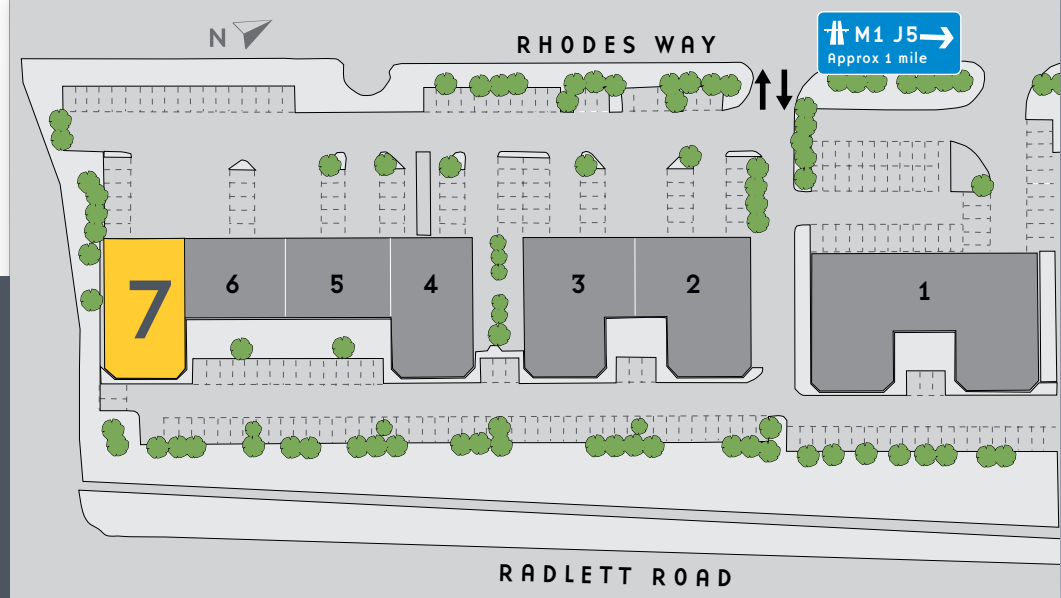
- 32 parking spaces (1:249 sq ft)

FIRST FLOOR:

- New ceiling mounted cassettes providing air conditioning
- New suspended ceiling
- New LED lighting
- Full access raised floor
- New carpet tiles
- Male and female WCs

GROUND FLOOR:

- Comfort cooling
- Radiator gas central heating
- Suspended ceiling
- Inset Cat 2 lighting
- Part carpeted area with glazed partitioned offices
- Part painted concrete floor
- Loading door leading to warehouse/showroom area
- Fully fitted kitchen/break out area
- Male, female and disabled WC facilities



ACCOMMODATION (measured on a GIA basis)

Ground floor	367 m ²	(3,950 sq ft)
First floor	373 m ²	(4,014 sq ft)
TOTAL	740 m²	(7,964 sq ft)

Floor plans are available to download at www.axis-watford.co.uk

RENT

Upon application (see accompanying covering letter).

BUSINESS RATES

RV: £70,500. Rates payable 2017/18: £33,770.

SERVICE CHARGE & EPC

Available to view and download at www.axis-watford.co.uk

TERMS & VIEWING

Please refer to accompanying letter for details or please contact the joint agents:



JAMES SHILLABEER
jameshillabeer@brayfoxsmith.com

PAUL GALLAGHER
paul@gaproperty.co.uk