



B1 Axis Centre is a self-contained, two-storey business unit totalling 18,719 sq ft. The unit was previously used as a college with F1 use.

B1, Axis Centre

Rhodes Way, Watford, WD24 4YW

Office

TO LET

9,161 to 18,719 sq ft

(851.08 to 1,739.05 sq m)

- Self-contained building with playground area
- Planning consent for a school
- Secure on site car parking
- Alternative uses considered subject to planning
- 13 minute walk to Watford Junction station
- 1 mile to M1 (J5)
- 5 miles to M25 (J20 & J21a)

B1, Axis Centre, Rhodes Way, Watford, WD24 4YW

Summary

Available Size	9,161 to 18,719 sq ft
Rent	Rent on application
Rates Payable	£12.16 per sq ft
Rateable Value	£410,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.85 per sq ft
EPC Rating	B (33)

Description

B1 Axis Centre is a prominently positioned two-storey office building, which has been converted into a school and was previously operating as part of the Watford University Technical College.

The property is fitted out to include classrooms, a lecture theatre, breakout spaces, a canteen as well as a playground/external space.

Location

Axis is well located providing good access by foot, road and rail.

Watford Junction station is a mere 13 minute walk, which provides fast and regular trains to central London and the North, while the M1(J5) is less than 1 mile away.

The scheme is located approximately 1 mile from the town centre which offers a wide range of retail and leisure amenity, including the Atria shopping centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,161	851.08	Available
1st	9,558	887.97	Available
Total	18,719	1,739.05	

Terms

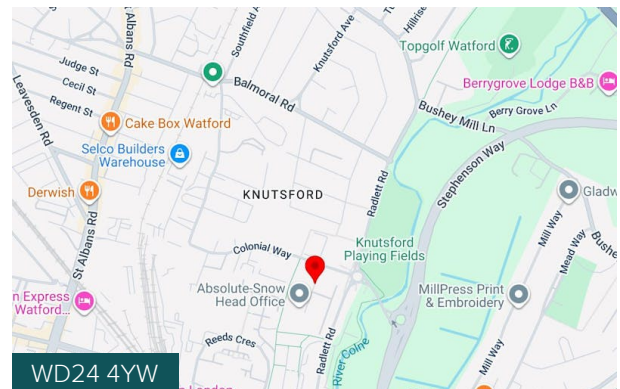
Available on a new lease for a term to be agreed.

Planning

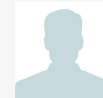
The property benefits from a planning consent to use the site as a 'state funded' school. Alternative uses such as offices, private schools, nurseries, gyms & other educational uses would be considered, subject to change to planning.

EPC

The property has an EPC rating of B33. A copy of the certificate is available upon request.



Viewing & Further Information



James Shillabeer

07824663594

jshillabeer@hanovergreen.co.uk



Richard Zoers

07730567607 | 07730567607

rzoers@hanovergreen.co.uk



Andy Tucker

07721 260 545 | 07721 260 545

atucker@hanovergreen.co.uk



David Cuthbert

020 3130 6400 | 07710 183 423

dcuthbert@hanovergreen.co.uk



More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)