

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



TO LET - £90,100 per annum

Self-Contained Business Unit at Croxley Industrial
5,300 SQ FT (492 M²)

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| <ul style="list-style-type: none">■ First floor offices plus ground floor storage/workshop/additional offices■ 14 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 (free to staff on the Park)

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.

ACCOMMODATION

Ground floor storage:	2,675 sq ft	248.5 m ²
First floor offices:	2,625 sq ft	243.9 m ²
Total:	5,300 sq ft	492.4m²

(Approximate gross internal areas)

TERMS

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

RENT

£90,100 per annum exclusive

RATES

Rateable value: £60,000
Rates payable: £30,240 per annum (2019/20)

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 charge.

EPC

The Energy Performance Asset Rating is D94. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint agents:

BRAY FOX SMITH
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