

# BUILDING 2

GROUND FLOOR BUILDING 2

AXIS | RHODES WAY | WATFORD | WD24 4YW

[www.axis-watford.co.uk](http://www.axis-watford.co.uk)

1ST FLOOR  
LET TO NORFOLK CAPITAL



HIGH QUALITY GROUND FLOOR OFFICES

4,247 SQ FT (395 m<sup>2</sup>)

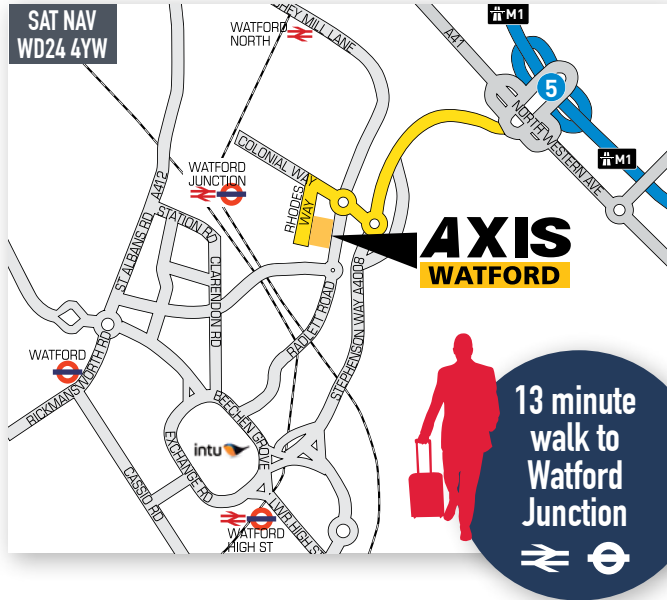
TO LET

- Fully refurbished
- Air conditioned
- 16 parking spaces (1:265 sq ft)
- Benefits from a rear loading door
- 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 route to Watford Junction (approx 13 min walk). 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.



## 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

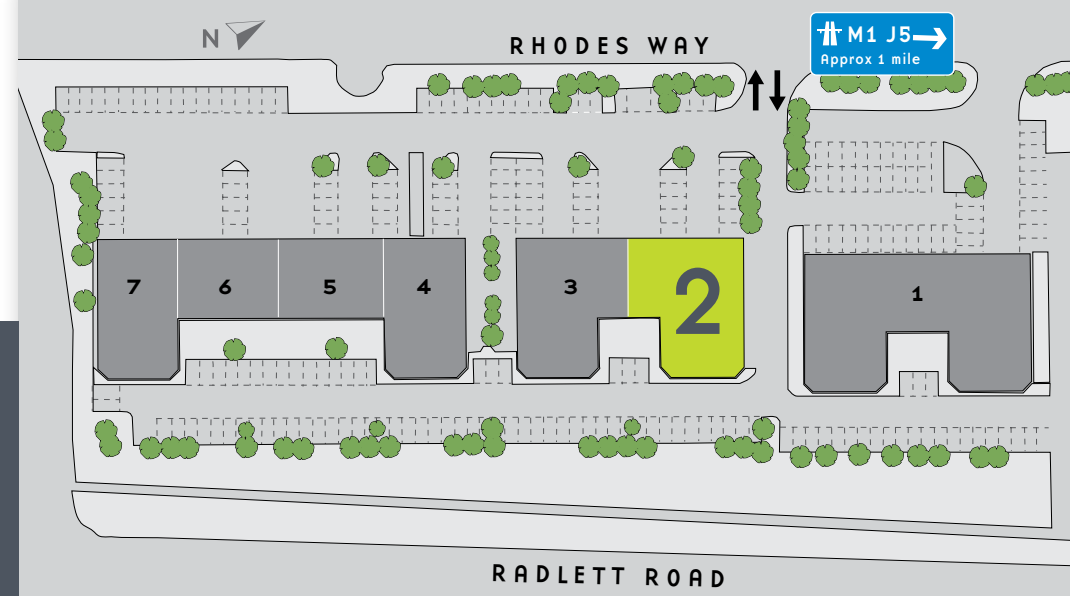
- Ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised floor
- New carpet tiles
- 16 parking spaces (1:265 sq ft)
- Entry phone
- Refurbished reception with new carpeting, lighting
- Shared use of WC's on ground and first floors
- Loading door
- Please note that a raised access floor can be installed by the Landlord upon request (at the L/L's cost)

## DESCRIPTION

AXIS comprises 7 two storey buildings which were designed to accommodate either professional office or mixed business use including 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 2

The available accommodation comprises an open plan ground floor office suite within a semi-detached property. It has been comprehensively refurbished together with the WC facilities and reception. It benefits from excellent natural light and a loading door to the rear.



## ACCOMMODATION (measured on a net internal basis)

Ground floor	4,247 sq ft	(395 m <sup>2</sup> )
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Ground floor plans are available to download at [www.axis-watford.co.uk](http://www.axis-watford.co.uk)

## RENT

Refer to covering letter.

## BUSINESS RATES

To be separately assessed.

## SERVICE CHARGE & EPC

Available to view and download at [www.axis-watford.co.uk](http://www.axis-watford.co.uk)

## TERMS & VIEWING

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



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