



# AXIS

WD24 4YW

## TO LET

**HIGH QUALITY OFFICE / BUSINESS SPACE**  
**4,620 sq ft (429 sq m) FIRST FLOOR**



FULLY  
REFURBISHED



NEW AIR  
CONDITIONING



NEW LED  
LIGHTING



ON SITE  
CAR PARKING



13 MIN WALK TO  
WATFORD JUNCTION



BERYL BIKES  
AVAILABLE ON SITE



M1 (J5) & A41 1 MILE  
M25 (J20) 3.4 MILES



### BUILDING 3

The available accommodation in Building 3 comprises an open plan first floor office suite which benefits from excellent natural light within a semi-detached property. It has been comprehensively refurbished together with the WC, showers and reception

First Floor	4,620 sq ft	429 sq m
<b>TOTAL</b>	<b>4,620 sq ft</b>	<b>429 sq m</b>

### SPECIFICATION

- New ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised floor
- New carpet tiles
- Refurbished reception with new carpeting, lighting
- WC's on ground and first floors
- Shower facilities
- 16 car parking spaces (1:290 sq ft)
- EPC rating C

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



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