

To Let

Office 10,000 - 48,120 sq ft NIA

The Wing, Leavesden Park, Hercules Way, Leavesden, Watford, Hertfordshire, WD25 7GS



Available Now

Summary

- Completed in 2000, Hercules Way offers a versatile and well equipped working environment located on an established business park.
- Type: Office
- Tenure: To Let
- Size: 10,000 - 48,120 sq ft NIA
- Rent: Available on Request

Highlights

- Plug & play office space, ready for occupation
- Lease until 2019
- Excellent value for money

Location

Road travel times:

M25 (Junction 19) 15 minutes

M1 (Junction 6) 10 minutes

Watford Town Centre 17 minutes

Hemel Hempstead 15 minutes

Heathrow Airport 26 minutes

Central London 46 minutes

Availability

Floor / Unit	Description	Sq ft	Availability
3rd	Level 3	12,024	Available
2nd	Level 2	12,060	Available
1st	Level 1	12,059	Available
Ground	Ground	11,977	Available
Total		48,120	

Specification

- Metal ceiling tiles
- Recessed LG3 luminaries
- Air conditioning
- Two x 10 person passenger lifts
- Shower rooms
- Full access raised flooring
- Full carpeting
- Car parking at 1:280 Sq Ft approximately
- On site security

Amenities

The building benefits from direct bus links to Watford town centre which has excellent amenity provision. There is also a gym and restaurant within the building.

Terms

BT PLC hold a lease until March 2019. Space is available by way of the entire wing or a combination of floors.

Viewing

Strictly by appointment by the sole agents.

Energy Performance Rating

This property has been graded as 70(C).

Rent

Available on Request

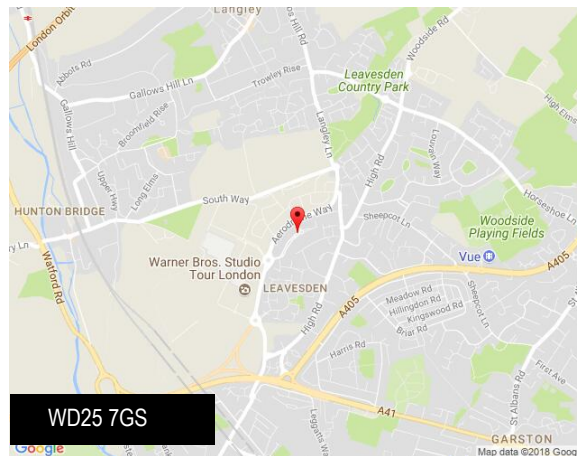
Business Rates

Available on Request

Service Charge

£8 per sq ft

(approx)



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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