

TO LET
DETACHED OFFICE BUILDING
Fully fitted including comfort cooling

Approximately 9,500 sq ft (882.5 sq m)
plus 49 car spaces



CENTURY HOUSE, 2 CENTURY COURT
TOLPITS LANE, WATFORD

TURNER MORUM, 32-33 COWCROSS STREET, LONDON EC1M 6DF

CENTURY HOUSE, CENTURY COURT, TOLPITS LANE, WATFORD WD18 9RS

Location

Century Court is situated on the A4145 Tolpits Lane, approximately 1¾ miles equidistant from the town centres of Watford and Rickmansworth in an established business/office location.

There are excellent road communications to the M25 (junctions 17 & 18) within 3 miles and the M1 (junction 5) within 4 miles providing fast access to the national motorway network, Central London, Heathrow, Gatwick, Stansted and Luton airports.

Main rail and London underground stations are within easy reach. Services from Watford Junction Station provide fast access to Euston (approx. 18 minutes), Gatwick Airport, Birmingham and the North. Chiltern mainline services connect Rickmansworth and Marylebone and the Metropolitan Line connection at Rickmansworth also provides Underground services to Baker Street (approx. 30 minutes).

Description

The building comprises a detached two-storey office property which has been fitted out by the existing occupiers. Amenities include an eight person passenger lift, fully accessible raised carpet tiled floors with inset floor boxes, and suspended ceilings with integral light fittings. The property benefits from comfort cooling and gas fired central heating to radiators. There is goods loading access at the rear of the building plus there is allocated car parking for 49 cars.

Accommodation

Approximate net internal areas

| | <u>Sq Ft</u> | <u>M²</u> |
|--------------|--------------|----------------------|
| Ground Floor | 4,715 | 438.0 |
| 1st Floor | 4,785 | 444.5 |
| TOTAL | 9,500 | 882.5 |

Amenities

- Attractive brick elevations with tiled roof.
- Tinted Double Glazed windows powder coated aluminium windows.
- Comfort cooling and gas fired central heating.
- Kitchen facilities to ground and first floor levels.
- Fully accessible raised carpet tiled floors with inset floor boxes and cat.5 cabling.
- Male, female and disabled toilet facilities.
- Window blinds.
- Allocated parking for 49 cars.

Business Rates

2010 Rateable Value : £136,000 Estimated rates payable 2010/2011 £56,304

Interested parties should confirm the rating obligations with Three Rivers District Council.

Terms

The property will be available by way of a new lease for a term to be arranged. Please refer to the joint sole agents for further information.

Viewing

Strictly by prior appointment with joint sole agents:

Contact:

TURNER MORUM

Tony Lockwood
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STIMPSONS

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November 2010

Energy Performance Certificate

Non-Domestic Building



Unit 2
Century Court
Tolpits Lane
WATFORD
WD18 9RS

Certificate Reference Number:
9672-3054-0506-0100-9925

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

79 This is how energy efficient the building is.

Technical information

| | |
|--|------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Air Conditioning |
| Total useful floor area (m ²): | 994 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 64.98 |

Benchmarks

Buildings similar to this one could have ratings as follows:

- 59** If newly built
- 135** If typical of the existing stock