



**AXIS**  
WD24 4YW

**TO LET**

**HIGH QUALITY OFFICE / BUSINESS SPACE**  
[www.axis-watford.co.uk](http://www.axis-watford.co.uk)



## X marks the spot

AXIS occupies an elevated and prominent position with frontage to Radlett Road near to its junction with Colonial Way.

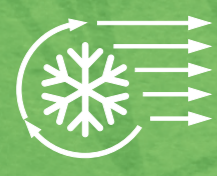
Stephenson Way runs parallel to the site and provides fast dual carriageway access to/from Junction 5 M1 and the A41 which in turn feed into the M25 and the national motorway network.

There is direct pedestrian access to the town centre and Watford Junction Station which provides an over ground service to London Euston in 16 minutes.





FULLY  
REFURBISHED



NEW AIR  
CONDITIONING



NEW LED  
LIGHTING



ON SITE  
CAR PARKING



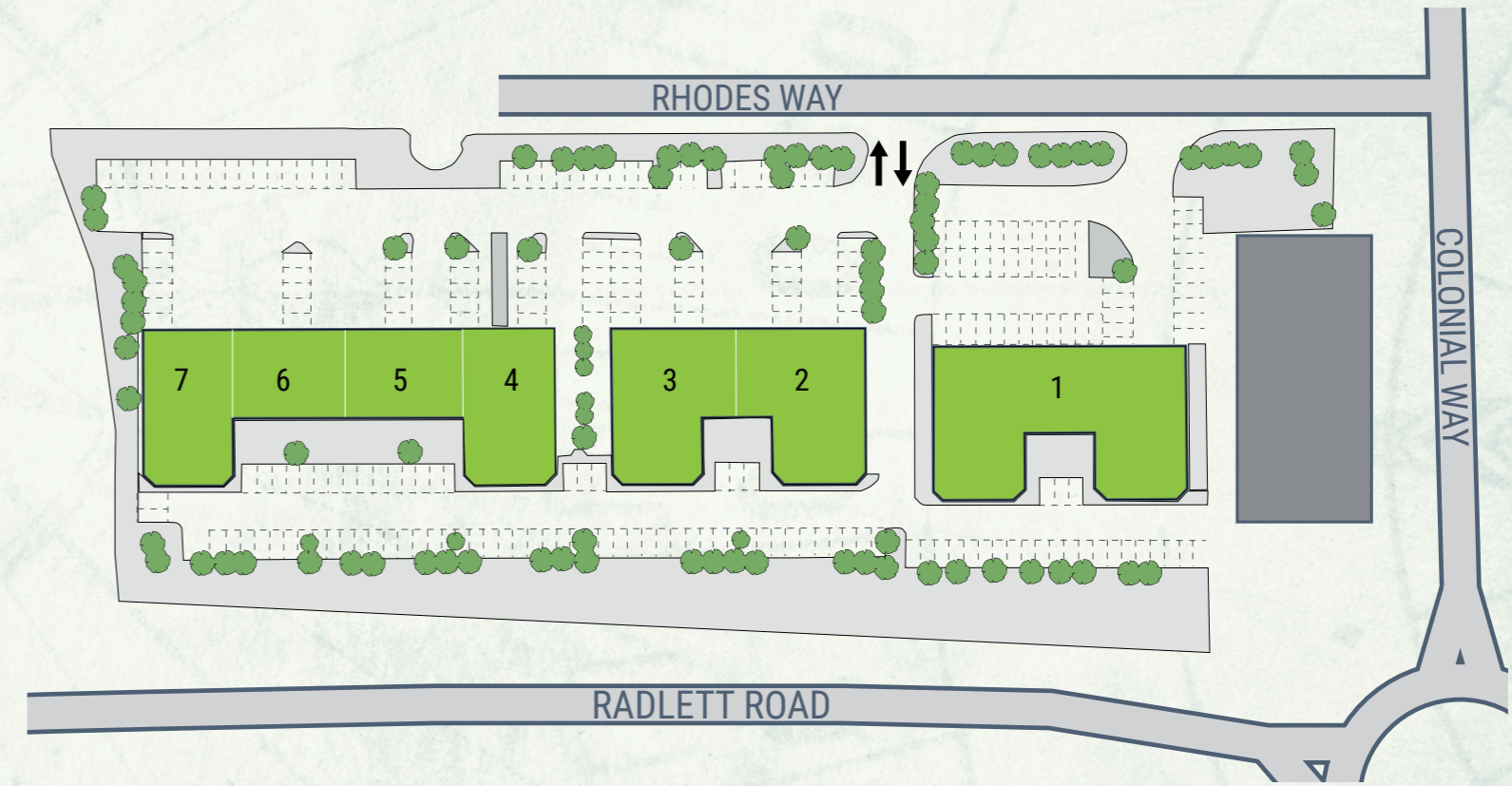
13 MIN WALK TO  
WATFORD JUNCTION



BERYL BIKES  
AVAILABLE ON SITE



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



## Xceptional Accommodation

Axis comprises seven x two storey buildings which were originally designed as hi-tec business units but have now been retro-fitted as pure office buildings.

These striking buildings are constructed of brick with large areas of reflective black glazing under pitched roofs.

The estate benefits from the following specification;

- New ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised first floor at first floor with provision at ground floor
- New carpet tiles
- Refurbished reception with new carpeting, lighting
- WC's on ground and first floors
- Shower facilities
- Generous car parking provision
- EPC rating C



# X reasons to choose Axis

- i. One mile to J5 M1
- ii. 13 minute walk to Watford Junction Station
- iii. Flexible accommodation
- iv. Extensive on-site parking provision
- v. Newly refurbished space
- vi. Air conditioned offices
- vii. Suitable for alternative uses (STP)
- viii. Situated amongst national and multinational companies
- ix. Watford is a vibrant and thriving UK town
- x. £1.5bn redevelopment in the town and infrastructure

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Tim Howlings  
T +44 (0)1923 205 524  
M +44 (0)7702 884 402  
[Tim.Howlings@brasierfreeth.com](mailto:Tim.Howlings@brasierfreeth.com)



James Shillabeer  
T +44 (0)20 3130 6400  
M +44 (0)7824 663 594  
[jshillabeer@hanovergreen.co.uk](mailto:jshillabeer@hanovergreen.co.uk)

Richard Zoers  
T +44(0)20 3130 6400  
M +44(0)7730 567 607  
[rzoers@hanovergreen.co.uk](mailto:rzoers@hanovergreen.co.uk)

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