



UNIT 4

Bermer Place, Watford, WD24 4AY

Comfort cooled first floor office within 1 mile of M1 Motorway (J5)

1,342 SQ FT



Summary

Available Size	1,342 sq ft
Rent	£15,000 per annum
Rates Payable	£8,602 per annum From 1st April 2023
VAT	Applicable
EPC Rating	D

Key Features

- Comfort cooling / heating
- Kitchenette
- 2 Car parking spaces
- LED lighting within suspended ceiling
- Fully carpeted

Description

A self-contained first floor office amounting to 1,342 sq ft with the benefit of comfort cooling, kitchenette, cloakroom and allocated car-parking.

Location

Situated in Bermer Place that is located on a premier modern trading estate just off the A4008 dual carriageway that provides direct access to Junction 5 of the M1 Motorway that is approximately one mile distant. Junction 19 of the M25 Motorway is within approx. two miles.

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles and thereby to the Town Centre and Intu Shopping Mall.

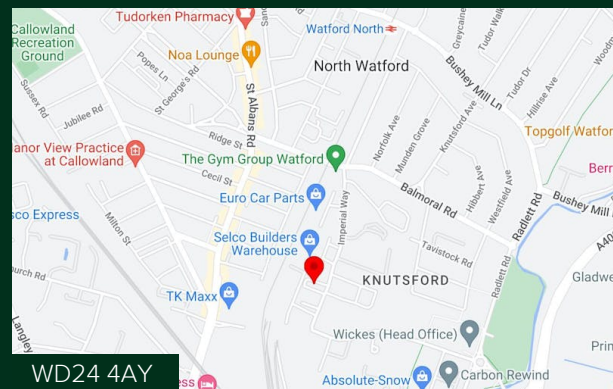
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Comfort cooled office	1,342	124.68	Available
Total	1,342	124.68	

Terms

Lease: Available on a new effective full repairing and insuring lease for a term to be agreed.



Viewing & Further Information

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

CONNECT WITH US

Brookside Works, 1a Local Board Road, Watford WD17

2JP

01923 911 007

info@forestrealestate.co.uk

www.forestrealestate.co.uk

FOREST
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 28/08/2024