

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

Affordable town centre offices

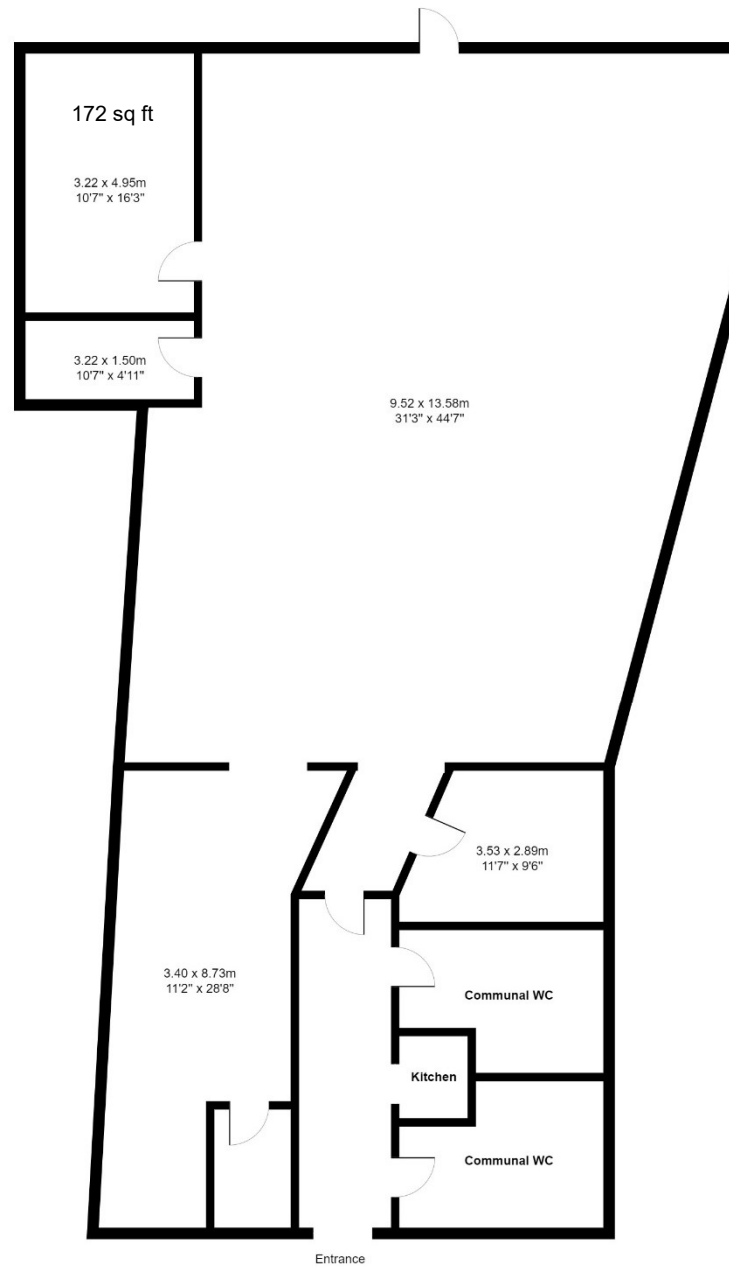
172 sqft – 2,370 sq ft

2nd Floor Rear Suite, 77-79 High Street, Watford,  
Hertfordshire, WD17 2DJ



## ACCOMMODATION

Total 172 sq ft -  
2,370 sq ft  
(220.18 sq m)



All measurements are approximate.

Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Prominent town centre location
- ✓ Open plan with partitioned offices
- ✓ Gas central heating
- ✓ Communal kitchen and W/C facilities
- ✓ Car parking available

## LOCATION

Prominently situated in the town centre, where the property benefits from the immediate proximity of shopping and leisure facilities and numerous public car parks.

## RENT

£4,200 - £28,500 per annum exclusive

## VAT

We understand that VAT is payable on the rent

## DESCRIPTION

Self contained office suite situated on the 2nd floor currently configured as mainly open plan along with partitioned offices. However can be let as individual suites of various sizes, benefitting from communal Kitchen and W/C facilities. The premises are accessed via an entrance from the High Street.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RATES

Rateable value £33,750. Rates payable 23/24 £16,841.25 Rates payable should be verified with Watford Council Tel: 01923 278466. (smaller suites to be reassessed)

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SERVICE CHARGE

Currently £12 per sq ft, per annum.

Which includes gas central heating within the suites, buildings insurance, communal maintenance, communal cleaning, fire alarm system and communal electricity, gas and water.

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