

# PERRY HOLT

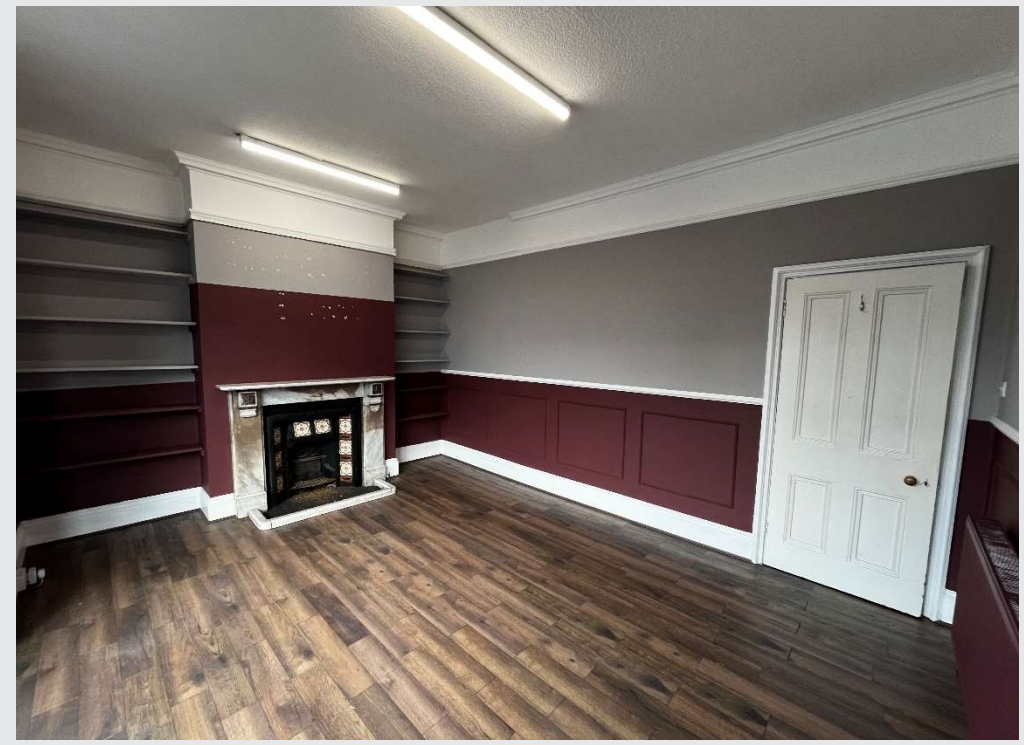
PROPERTY CONSULTANTS

# TO LET

Self-contained office with car  
parking

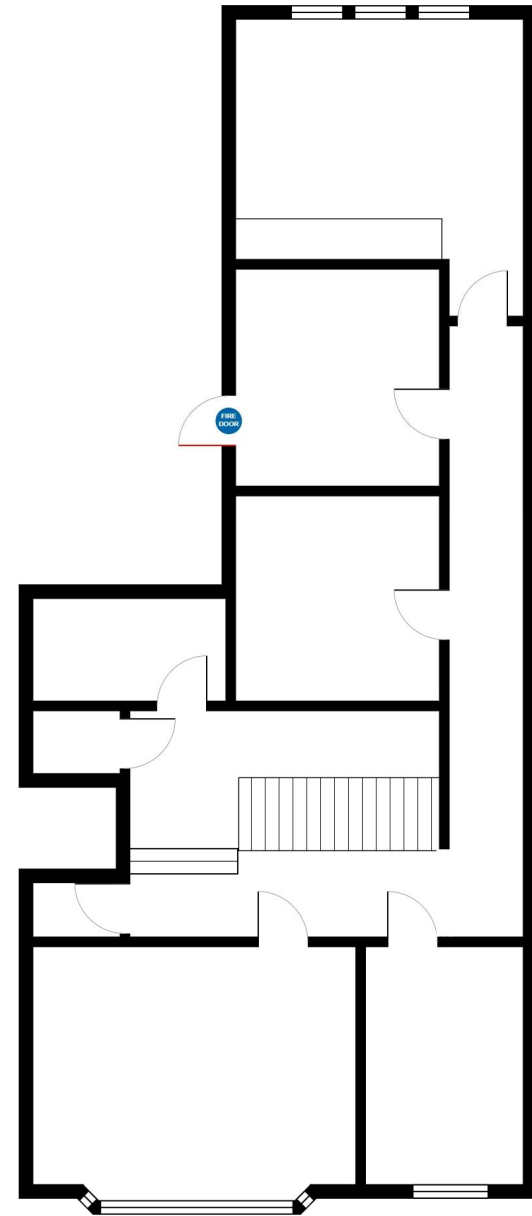
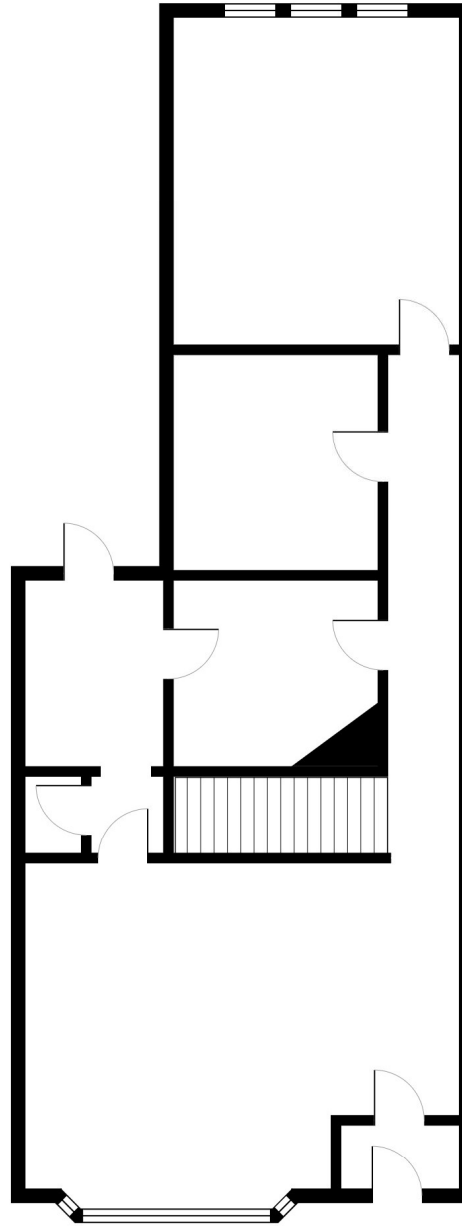
22, Station Road, Watford, WD17 1ER





## ACCOMMODATION

	Sq ft	Sq m
Ground floor	751	69.77
First floor	805	74.79
Basement	262	24.34
<b>Total</b>	<b>1,818</b>	<b>168.9</b>



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

- ✓ Close to Watford Junction Station
- ✓ Parking to the rear for up to 6 cars
- ✓ Kitchen and WC facilities
- ✓ Gas central heating

## LOCATION

Located a stones throw from Watford Junction, 22 Station Road is in a prime location for an occupier as you are able to be in London Euston within 15 minutes. Across the road from the building, you will find yourself staring down Clarendon Road, the main office hub in Watford and surrounding areas which includes occupiers such as TJX Europe, PWC, Ralph Lauren. At the end of Clarendon Road you will find Atria Watford which offers an array of shopping facilities. By road you are a 10 minute drive from Junction 19 of the M25 and Junction 5 of the M1.

## DESCRIPTION

A self contained end of terrace semi-detached office building it is within close proximity to public transport and offers parking for 4 cars. The building can either be accessed from Station Road or from the rear off Bridle Path which is where the car park for the building lies. Internally the accommodation is arranged over two floors, with a small basement area suitable for storage. The ground floor comprises of a large open reception area with 4 separate rooms including the kitchen to the rear. The first floor offering five large rooms together with male and female WC's.

## RENT

£32,500 per annum exclusive

## RATES

Rateable value: £34,750. Rates payable 23/24: £17,350.25. Rates payable should be verified with Watford Council Tel: 01923 278466.

## VAT

We understand that VAT is not currently payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

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FIRST FLOOR OFFICES 165-167 HIGH STREET  
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

**JOEL LOBATTO**

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk