

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

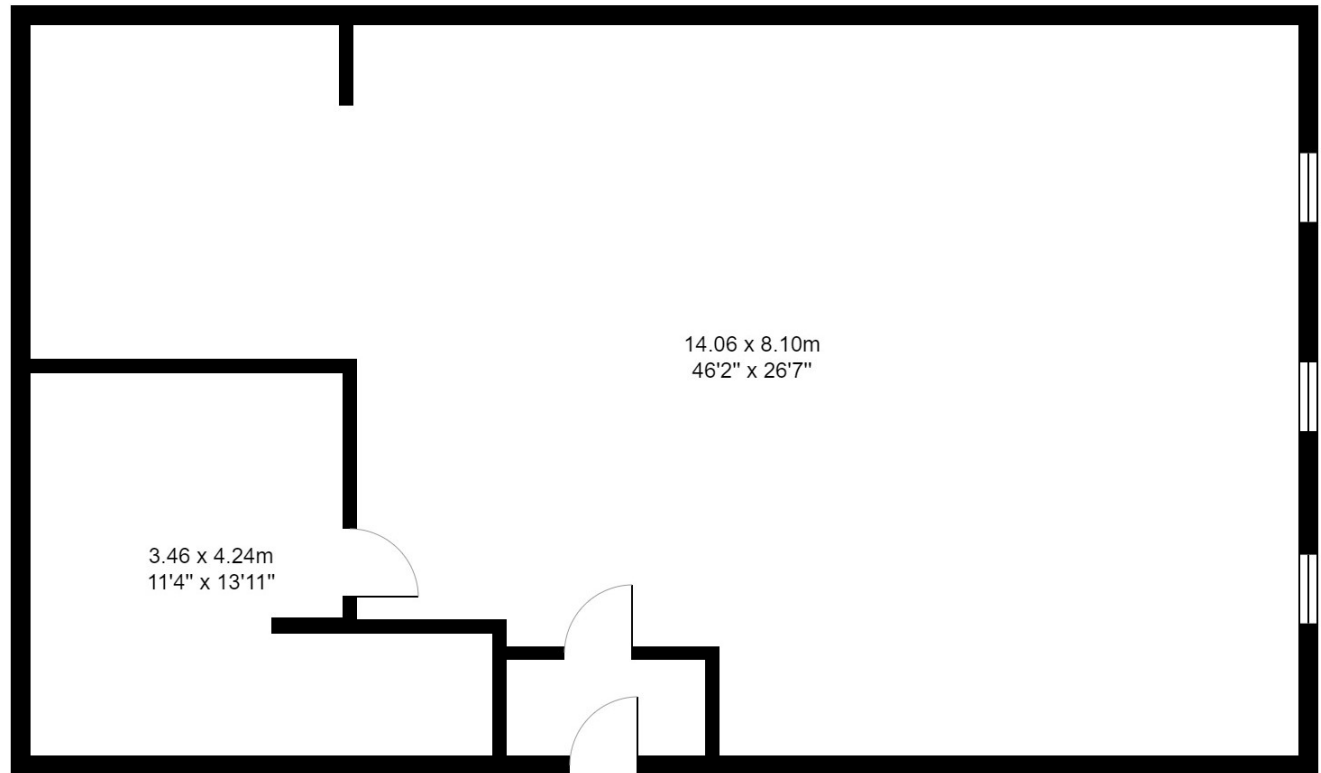
Versatile town centre space under
Class E use – Ground floor

30 Clarendon Road, Watford, Hertfordshire, WD17 1JJ



ACCOMMODATION

Total
Approximately 1,240 sq ft 115 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

- ✓ Approximately 1,240 sq ft ground floor space
- ✓ 3 car parking spaces
- ✓ A short walk to Watford Junction station
- ✓ Air conditioned (not tested)
- ✓ Gas central heating

LOCATION

Clarendon Road is Watford's prime office location situated between Watford Junction railway/bus station and the Atria Shopping Centre, with High Street shops and restaurants nearby. Watford is Hertfordshire's principal commercial hub and attracts many household names from a number of different business sectors including TJX Europe, Hilton Group PLC and KPMG.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Ground Floor space benefitting from 2 partitioned areas, air conditioned (not tested), suspended ceilings, recessed LED lighting, gas central heating and 3 parking spaces. The suite is in use class E meaning it can be used for a variety of uses including office, medical center, dentist etc.

TERM

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

RENT

£20 psft i.e. £24,800 per annum exclusive

RATES

Rateable value: £33,500 Rates payable: £16,716.50. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not currently payable on the rent

SERVICE CHARGE

The managing agents advise that the total service charge and buildings insurance for the premises is approximately £80,000 for 23-34. The ground floor suites portion is 15% equating to approximately £12,000 for the year plus VAT.

PERRY HOLT

PROPERTY CONSULTANTS

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