

PERRY HOLT

CHARTERED SURVEYORS

TO LET

Affordable Town Centre Offices

Offices 1-6, First Floor, 77-79 High Street,
Watford, Hertfordshire, WD17 2DJ

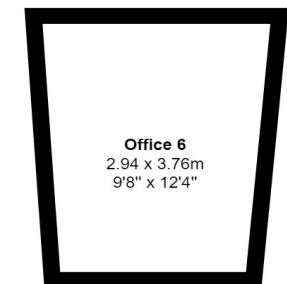
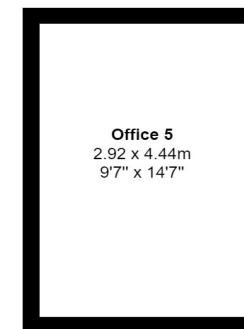
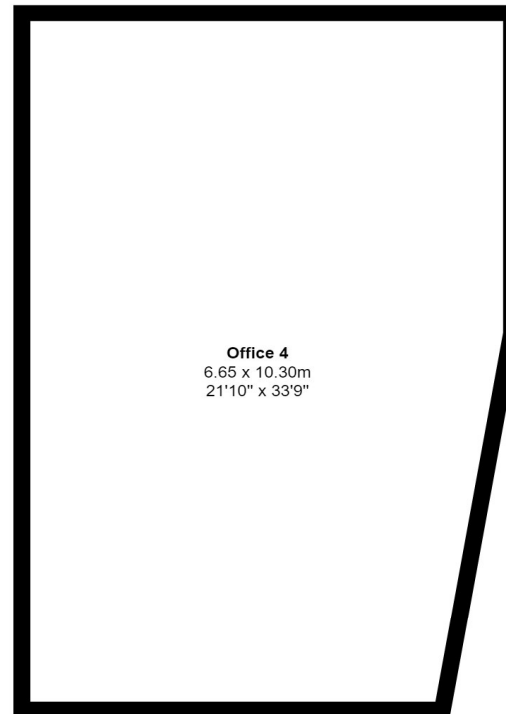
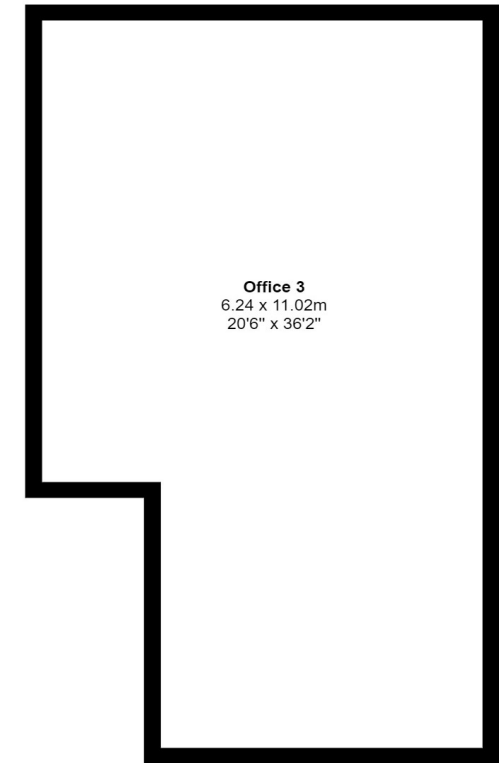


These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.



ACCOMMODATION

	Sq ft	Sq m
Office 1	345	32
Office 2	75	7
Office 3	721	67
Office 4	753	70
Office 5	151	14
Office 6	118	11



All measurements are approximate and for information purposes only

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AMENITIES

- ✓ Prominent Town Centre Location
- ✓ Good decorative condition
- ✓ Gas Central Heating
- ✓ Perimeter Trunking

LOCATION

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

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Self contained office suite situated on the 1st floor approached via an entrance from the High Street. Benefitting from communal kitchenette and WC facilities.

TERM

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

RENT

Office 1	£8,500 per annum exclusive
Office 2	£2,500 per annum exclusive
Office 3	£14,500 per annum exclusive
Office 4	£15,000 per annum exclusive
Office 5	£3,900 per annum exclusive
Office 6	£3,400 per annum exclusive

RATES

Rates to be reassessed.

Rates payable should be verified with Watford Council Tel: 01923 278466.

SERVICE CHARGE

£12.00 psft to cover heating, electricity (based on standard office usage), water, cleaning of common parts, repairs & maintenance, rubbish collection, fire systems, building insurance

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FIRST FLOOR OFFICES 165 -167 HIGH STREET
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