

# PERRY HOLT

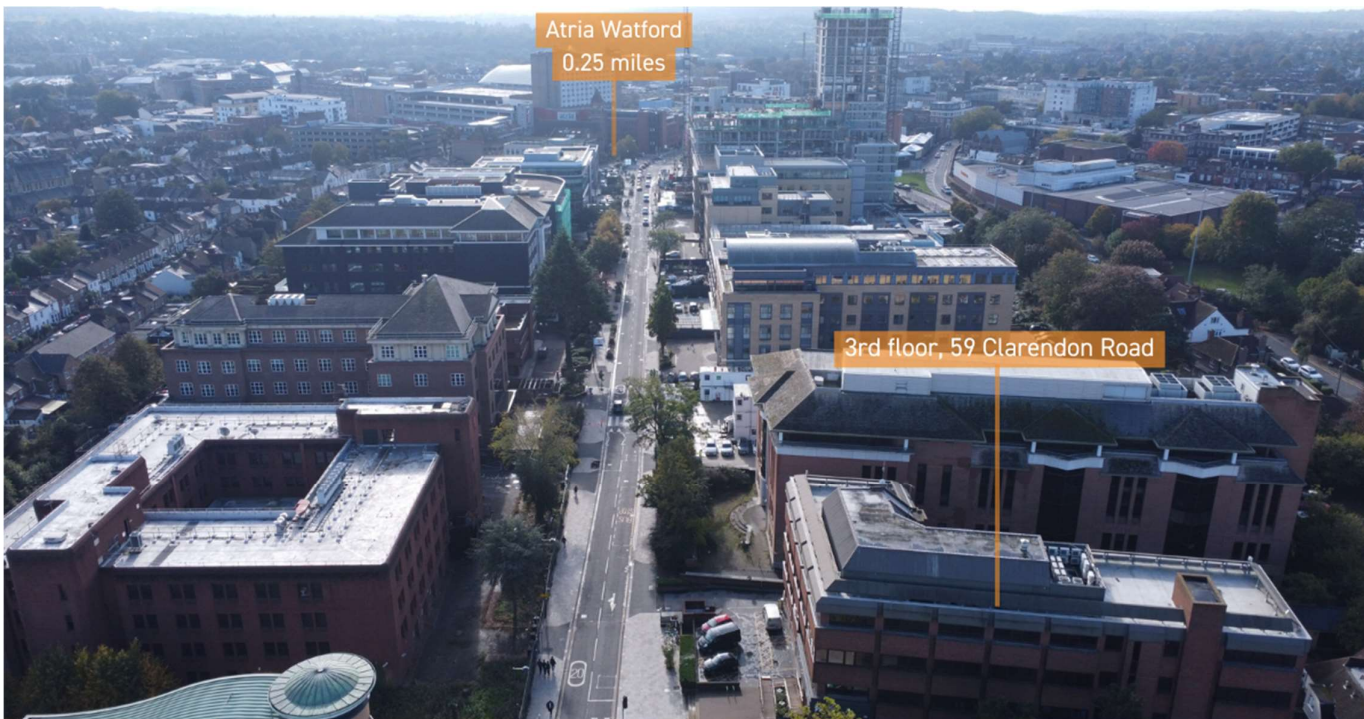
PROPERTY CONSULTANTS

# TO LET

## Modern town centre office suite

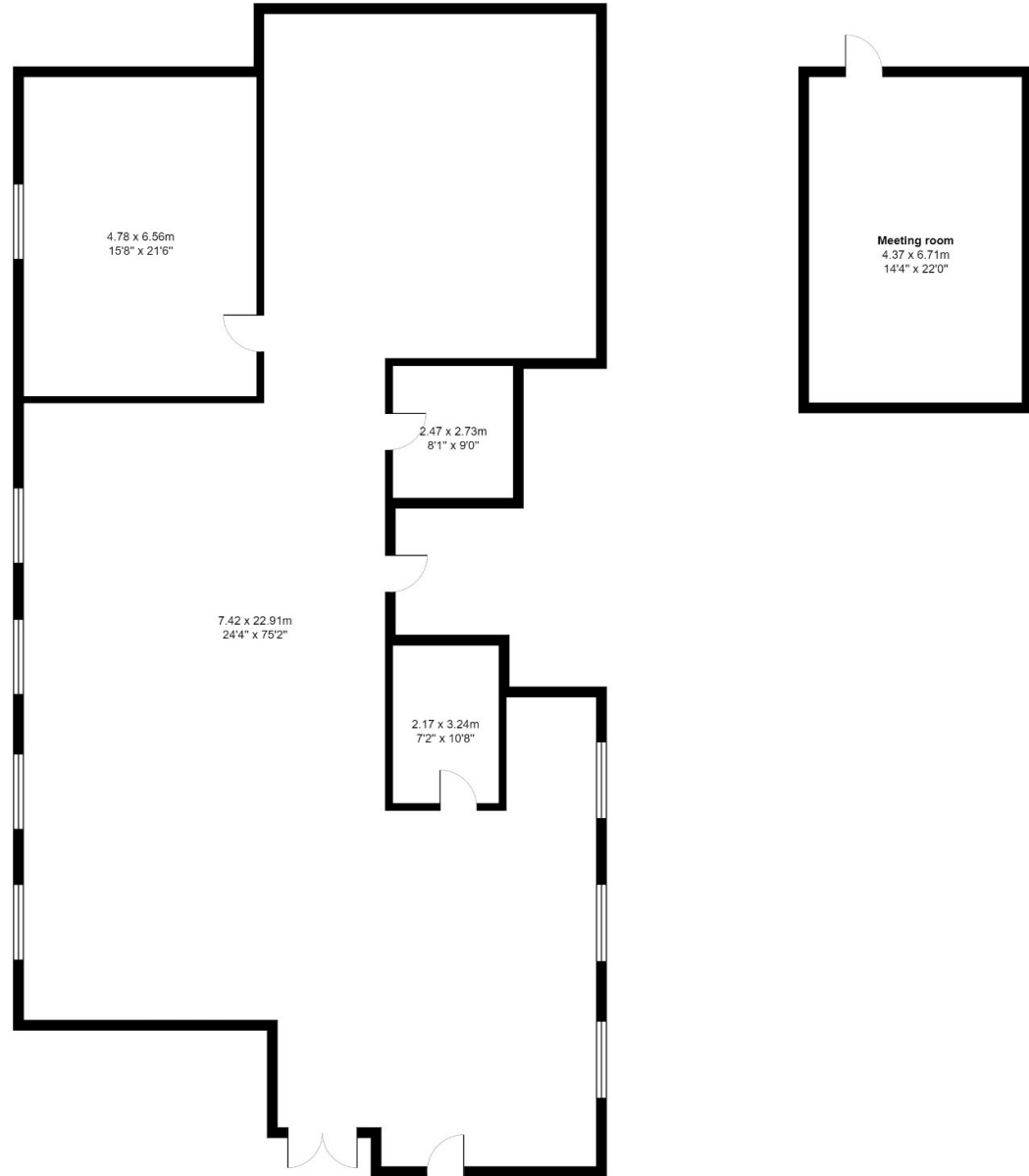
3<sup>rd</sup> Floor, 59 Clarendon Road, Watford, WD17 1LA





## ACCOMMODATION

Office space	2,496 sq ft	231.88 sq m
Meeting room	320 sq ft	29.72 sq m
<b>TOTAL</b>	<b>2,816 sq ft</b>	<b>261.61 sq m</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.

## KEY FEATURES

- ✓ Approximately 2,496 sq ft 3<sup>rd</sup> floor office
- ✓ Parking available
- ✓ A short walk to Watford Junction station
- ✓ Air conditioned
- ✓ Partitioned meeting rooms
- ✓ Additional meeting room of approx 320 sq ft
- ✓ Available furnished or unfurnished

## 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.

## DESCRIPTION

Modern 3<sup>rd</sup> floor office currently configured mainly open plan and benefitting from 3 partitioned offices. The space is air conditioned and presents very well. The office can be let furnished or unfurnished and has maintained communal kitchen and WC facilities.

## TERM

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

## RENT & SERVICE CHARGE

Rent - £35,000 per annum exclusive

Service Charge - £15,000

## RATES

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

## VAT

We understand that VAT is currently payable on the rent

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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