

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Newly built retail unit

Unit 2, Indigo Plaza, Ascot Road, Watford, WD18 8AX



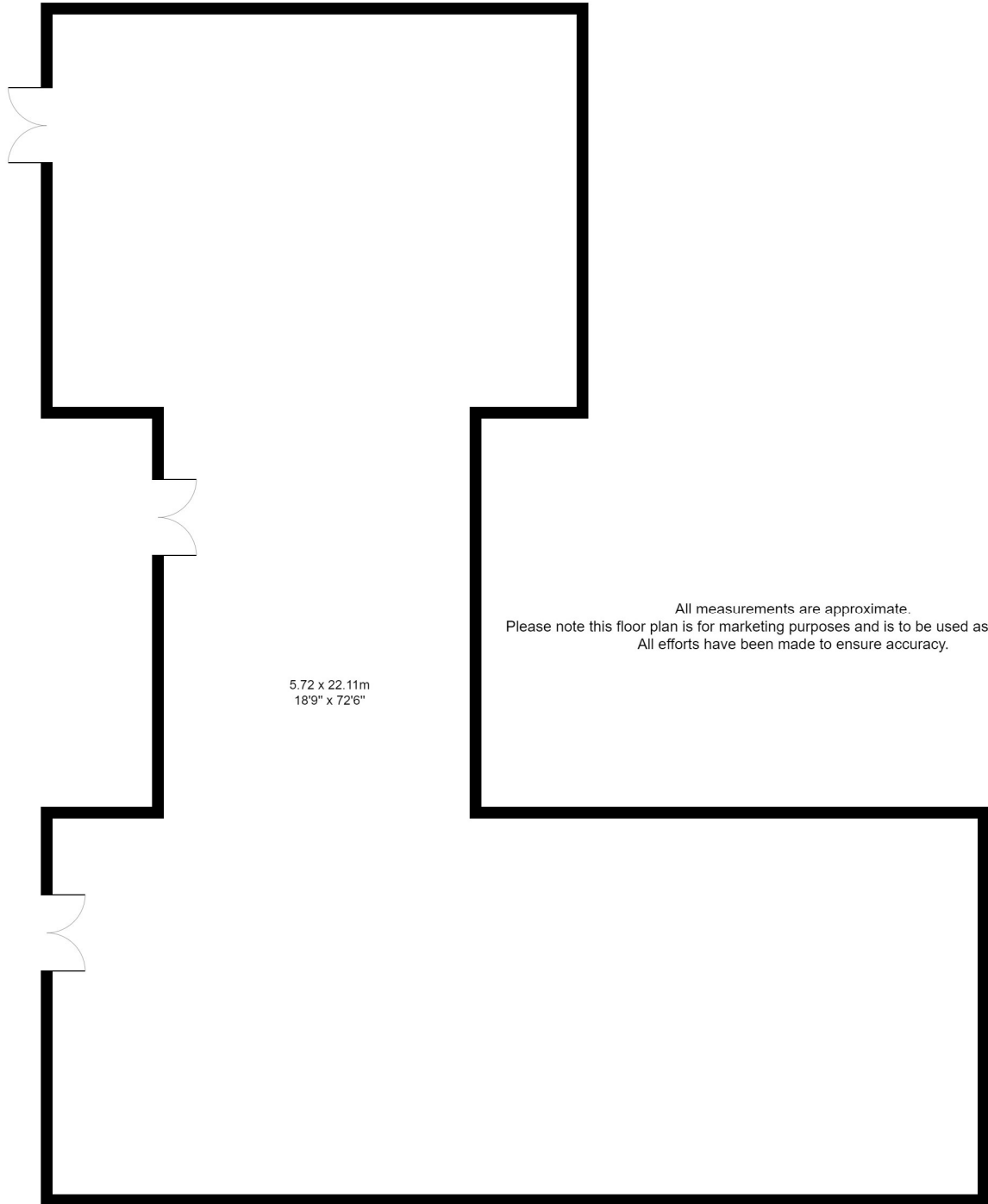
ACCOMMODATION

2,581 sq ft (239.79 sq m)

Alternatively there is potential for the unit to be split, as follows:

Unit 1A - 1,315 sq ft

Unit 2B - 1,266 sq ft



AMENITIES

- ✓ Forming part of major development
- ✓ Suitable for a wide variety of uses including leisure
- ✓ Newly built retail unit
- ✓ Glazed frontage

THE DEVELOPMENT

'Ascot Road' is a high quality, predominantly 'built to rent' residential development, approximately 1.5 miles west of Watford Town Centre, with facilities including on site concierge, gym, club rooms, media rooms, business centre and workspace. The first phase of this major development is at an advanced stage, comprising approximately 450 apartments, including a 24 storey tower being Watford's tallest building. A further circa 300 apartments are planned as part of Phase 2.

VAT

We understand that VAT is payable on the rent.

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perryholt.co.uk

DESCRIPTION

Newly built, ground floor retail premises, built to a developer shell specification including capped services and glazed shop front. The unit can also be provided with the benefit of outside seating areas, with further details on request.

TERM

The premises are available by way of new effectively full repairing and insuring leases, for terms to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£35,000 per annum exclusive.

RATES

We understand the premises are currently awaiting assessment by the local authority for rating purposes.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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