

# PERRY HOLT

PROPERTY CONSULTANTS

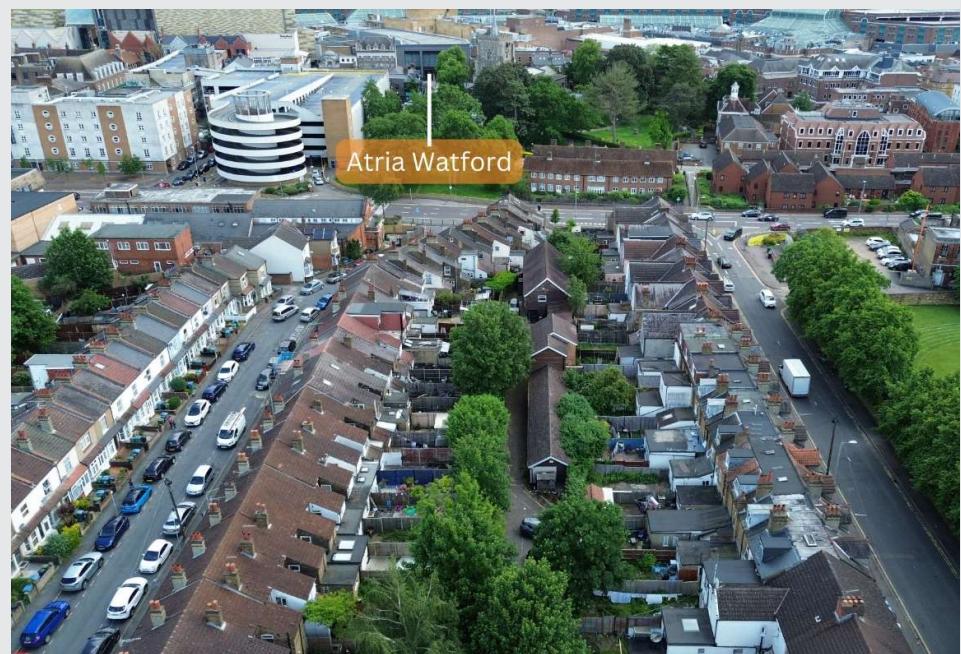
# FOR SALE

Two detached office buildings with parking

St Mary's House and Capitol House, 72A St Marys Road, Watford, Hertfordshire, WD18 0WQ



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**

Total Site 0.2 acres

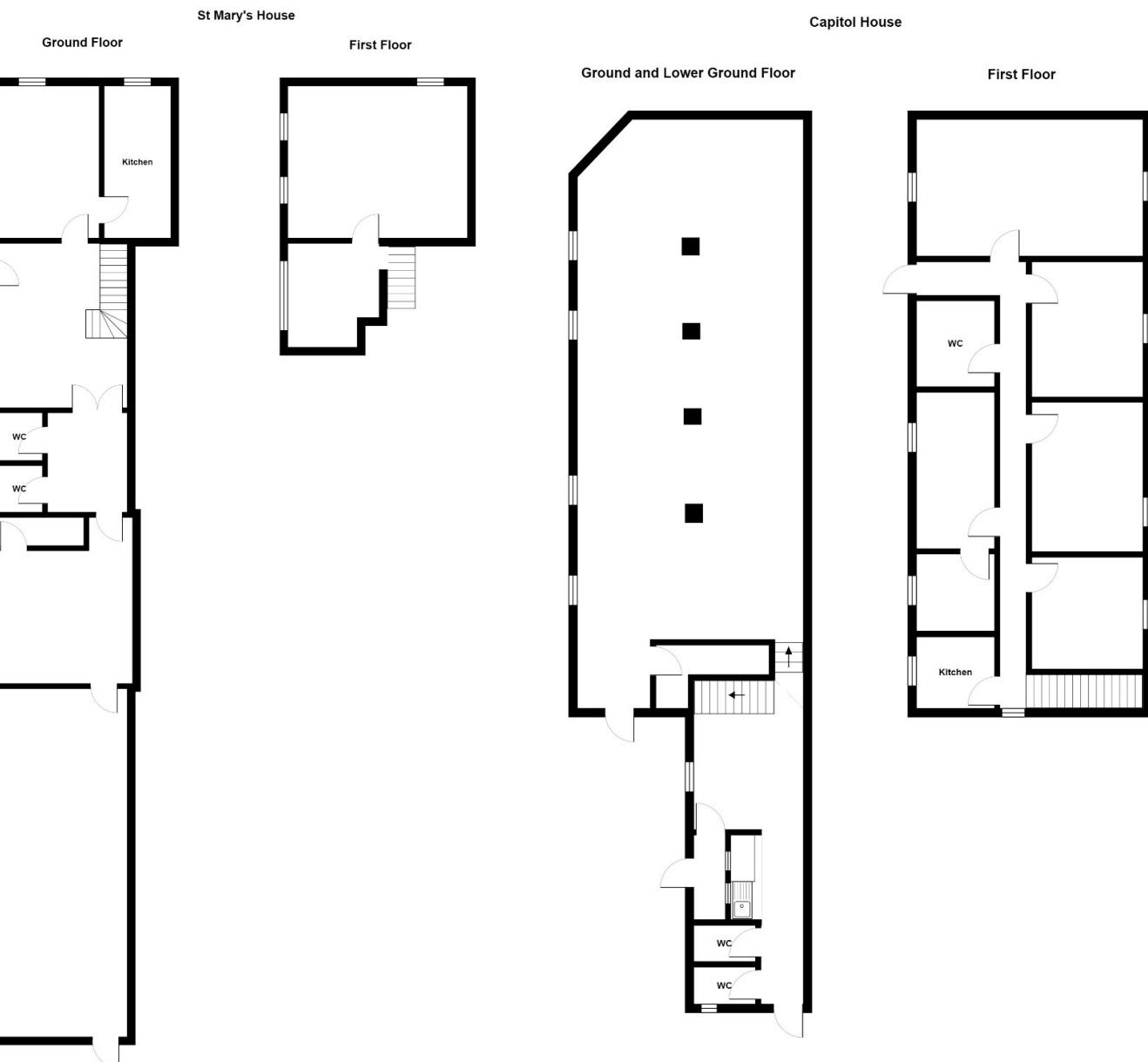
**St Mary's House**

Ground floor 939 sq ft  
First floor 324 sq ft  
**1,263 sq ft**

**Capitol House**

Ground floor 1,105 sq ft  
First floor 944 sq ft  
**2,049 sq ft**

**Total for both 3,312 sq ft**



All measurements are approximate and for information purposes only

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#### AMENITIES

- ✓ Two office buildings totalling 3,312sqft.
- ✓ Large existing building footprint
- ✓ 20 parking spaces
- ✓ Stones throw from Watford Town Centre

#### LOCATION

Situated 0.1 miles from Watford Town Centre, the site is in a convenient position being walking distance to both Atria Watford and Watford General Hospital. Watford Junction is only 0.8 miles from the location, which offers fast rail connectivity into London Euston and Watford Metropolitan Station is a mile away. The site benefits from sitting adjacent to the one-way system which surrounds Watford Town Centre, enabling good road connectivity to Junction 5 of the M1 which is 2.1 miles from site and Junction 19 of the M25 which is 2.9 miles away.

#### DESCRIPTION

A fantastic opportunity to acquire a 0.20 acre unencumbered freehold site in Watford. The site comprises of two detached office buildings, both of which offer two storeys in parts. The site is accessed between two residential buildings on St Marys Road and sits in between St Marys Road and Vicarage Road. The site is currently occupied by the owners but it will be sold with vacant possession. This site being so close to Watford Town Centre and offering 20 parking spaces will work for either commercial owner occupiers or redevelopment to residential subject to the necessary planning consents. The site is split between two SPV's, both of which are 'clean' and debt free.

#### GUIDE PRICE

£850,000 on unconditional basis only.

#### VAT

Please speak to a member of the team regarding VAT.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

**PERRY  
HOLT**

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