

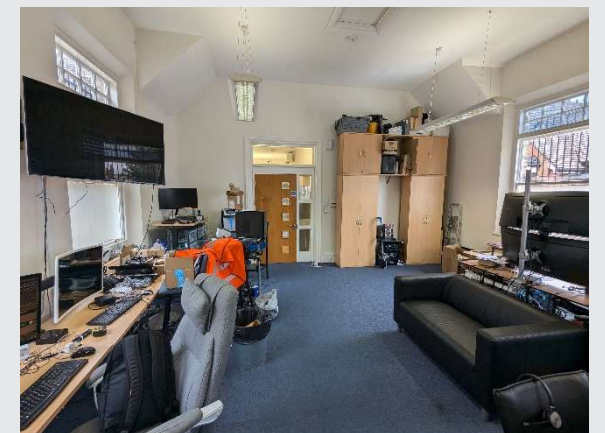
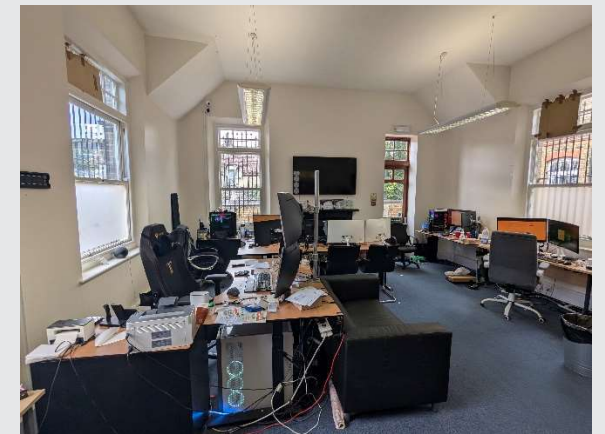
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

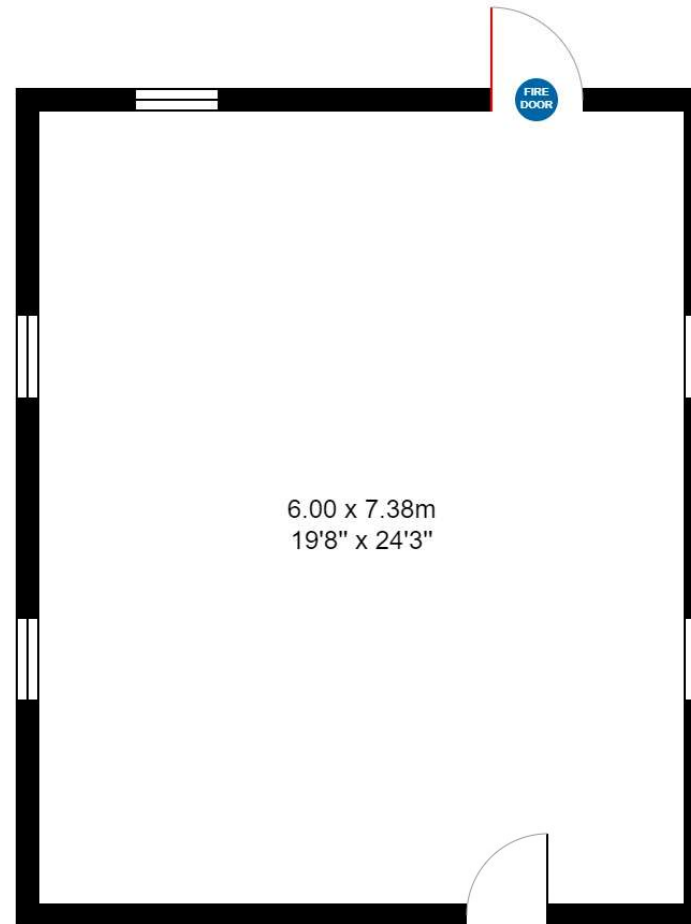
Central Watford office on flexible
terms

Suite W8, Victoria House, 45-47 Vicarage Road,
Watford, WD18 0DE



ACCOMMODATION

Total 490 sq ft 45.52 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

- ✓ Attractive Victorian character building
- ✓ Visitor and on-site parking available
- ✓ Security alarms to each office
- ✓ Comfort cooling/heating

LOCATION

The property is located in the heart of central Watford, just off the one-way system close to the Atria shopping centre. Both of Watford's stations (Watford Junction and High Street) are within walking distance. Watford Junction Station provides rail services to London Euston (approximately 15 minutes fast service) Gatwick, Birmingham and the North West. Junction of the M1 is within 3 miles and Junctions 19 and 20 of the M25 are within 4 miles.

VAT

We understand that VAT is payable on the rent

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

DESCRIPTION

The Victorian building has been modernised by the owners to a high standard benefitting from reception, security alarm, communal WC facilities, comfort cooling and communal kitchen. The building has visitor and on-site parking.

TERM

The offices are available on an internal repairing and insuring lease for a term to be agreed.

RENT

£7,350 per annum exclusive.

SERVICE CHARGE

£10,453 per annum. To cover items such as, provision of receptionist, supply of telephone lines and one phone per unit, supply of fast broadband facility, cleaning of common parts Monday-Friday, cleaning of individual unit Monday, Wednesday and Friday, electricity, water, buildings insurance, waste clearance, maintenance and repairs.

BUSINESS RATES

Small business rates relief may apply if this were a tenants only business premises. Interested parties should contact Watford Council to verify the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk