

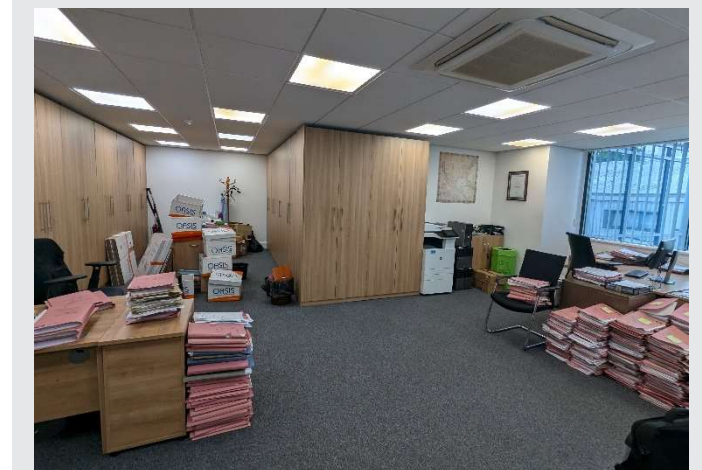
# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

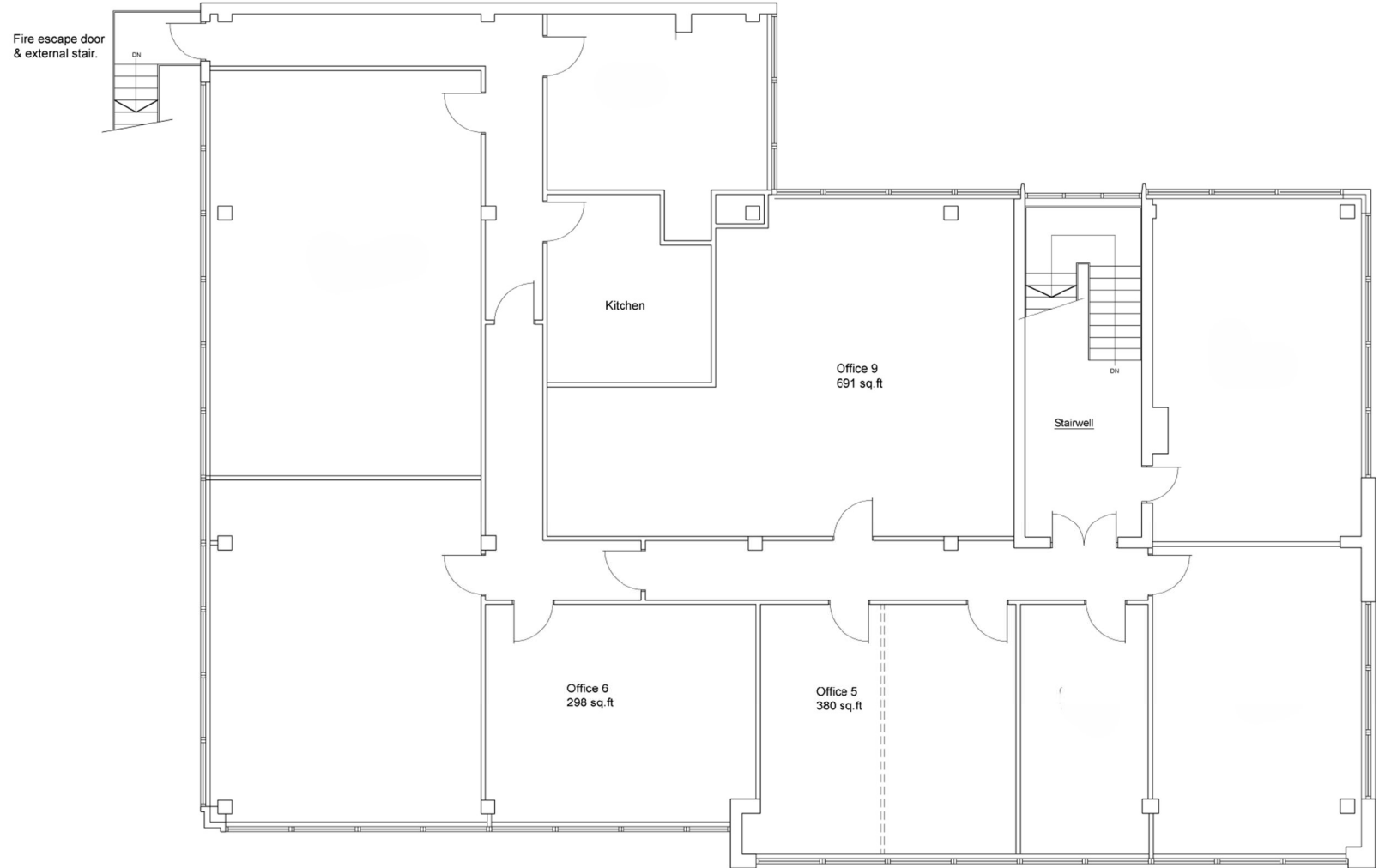
## GOOD QUALITY AIR CONDITIONED OFFICE SUITES

Eclipse House, 20 Sandown Road, Watford,  
Hertfordshire, WD24 7AE



## ACCOMMODATION

	Sq ft	Sq m
Office 5	380	35.3
Office 6	298	27.68
Office 9	691	64.19
<b>Total</b>	<b>1,369</b>	<b>127.17</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.

## AMENITIES

- ✓ Suspended ceiling with LED inset lighting
- ✓ Carpet
- ✓ Air conditioned
- ✓ Car parking spaces

## LOCATION

Eclipse House is situated on the corner of Bushey Mill Lane and Sandown Road, North Watford, a short walking distance from Watford North Railway Station and within convenient reach of Watford Town Centre, the M1 at Junction 5 and from there to the M25 at Junction 21.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

Comprises three high quality office suites, on the first floor with additional communal kitchen facilities. The suites have the benefit of data and phone lines installed with the telephone system designed for low cost usage.

## TERM

A new lease for a term to be agreed.

## RENT

Office 5 - £7,600 per annum exclusive. Rates payable £4,441.10

Office 6 - £6,000 per annum exclusive. Rates payable: £2,370.25

Office 9 - £14,000 per annum exclusive. Rates payable: £5,489

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

## SERVICE CHARGE

Service charge payable of £5.50 psft

## VAT

We understand that VAT is payable on the rent

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