

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

## Freehold office with parking

1a Garnett Close, Watford, Hertfordshire, WD24 7GL



## ACCOMMODATION

	Sq ft	Sq m
Ground floor	1,309	121.6
First floor	1,008	93.65
Second floor	1,008	93.65
<b>Total NIA:</b>	<b>3,325</b>	<b>308.90</b>
<b>Total GIA:</b>	<b>4,536</b>	<b>421.4</b>



All measurements are approximate. Please note this floorplan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

## AMENITIES

- ✓ Approximately 4,536 sq ft gross internal
- ✓ Office freehold with parking
- ✓ Prominently located fronting Garnett Close
- ✓ Wall mounted air conditioning

## LOCATION

Situated in North Watford on the Greycaine Road Estate with good road access to Junction 5 of the M1, the A41 and Junctions 19, 20 and 21 of the M25.

Public transport and Railway (North Watford Station) are located on Bushey Mill Lane being a short walk away. The Station provides a connection between Watford Junction and St Albans.

## DESCRIPTION

Self contained offices of approximately 4,536 sq ft GIA set over ground, 1st and 2nd floors with 14 car parking spaces along with Kitchen and W/C facilities on all floors.

## PRICE

£875,000 for the freehold interest, with vacant possession.

## VAT

We understand that VAT is payable on the purchase price.

## BUSINESS RATES

Rateable value £43,750 Rates payable 23/24 £21,831.25. Interested parties should contact Watford Borough Council 01923 226400 to verify the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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