

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

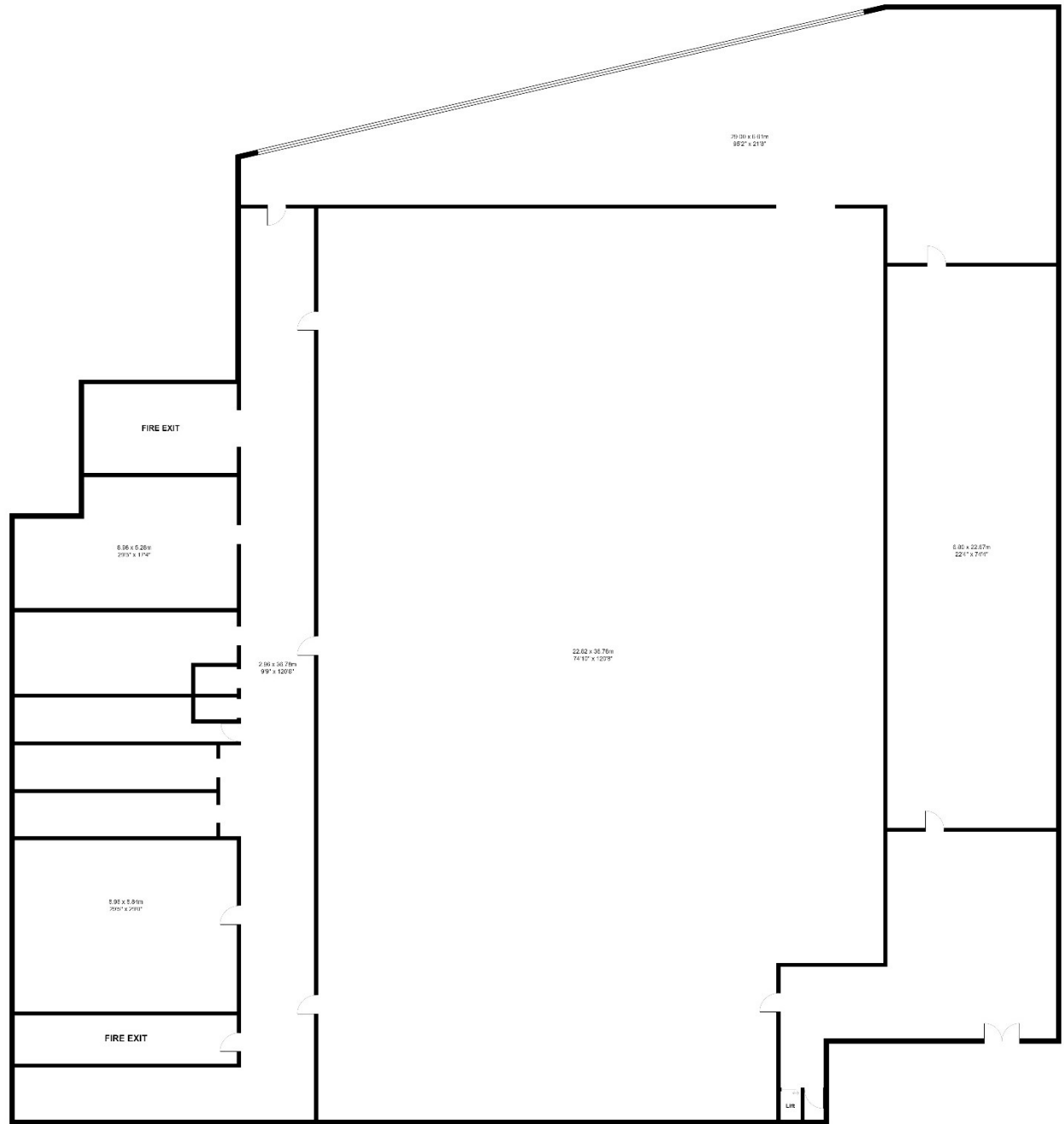
Class E opportunity

2nd Floor, Gade House, The Parade, 46 High Street,
Watford, Hertfordshire, WD17 1AY



ACCOMMODATION

Total 16,585 sq ft 1,540.79 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

- ✓ Sought after location
- ✓ Parking in very close proximity
- ✓ Walking distance of Watford Junction Station

LOCATION

Prominently situated within the heart of the town centre retail and leisure area and close to town centre car parks including the 641 space Gade Car Park within 100 yards, as well as being within a short walk of Watford Junction railway station. The subject premises sits in the busy pedestrianised section of The Parade with nearby occupiers including Nando's, Slug & Lettuce, GDK, Walkabout, Pret A Manger and Lloyds No1.

SERVICE CHARGE

Estimated to be £1.50 per sq. ft. Full details available upon request

DESCRIPTION

The premises are arranged over second floor comprising of approximately 16,585 sq. ft. (1,540.79 sq. m).

TERM

A new effectively full repairing and insuring lease is available for a term to be agreed.

RENT

£90,000 per annum exclusive

RATES

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

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

By appointment only please through Perry Holt Property Consultants or Joint Agents Green & Partners:- Matt Beardall 07912 746923

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