

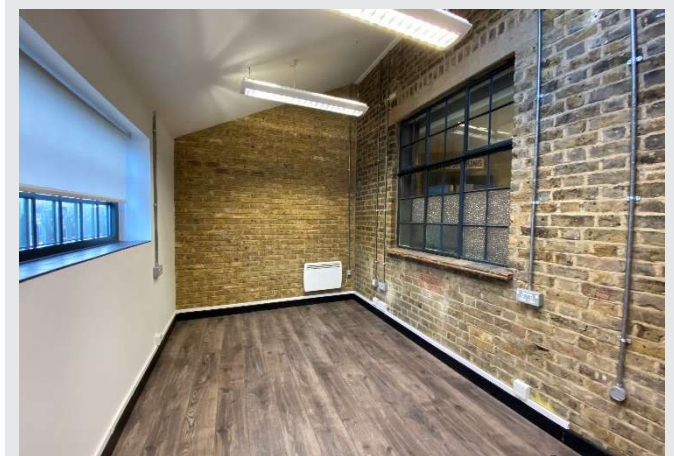
# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

Modern ground floor office

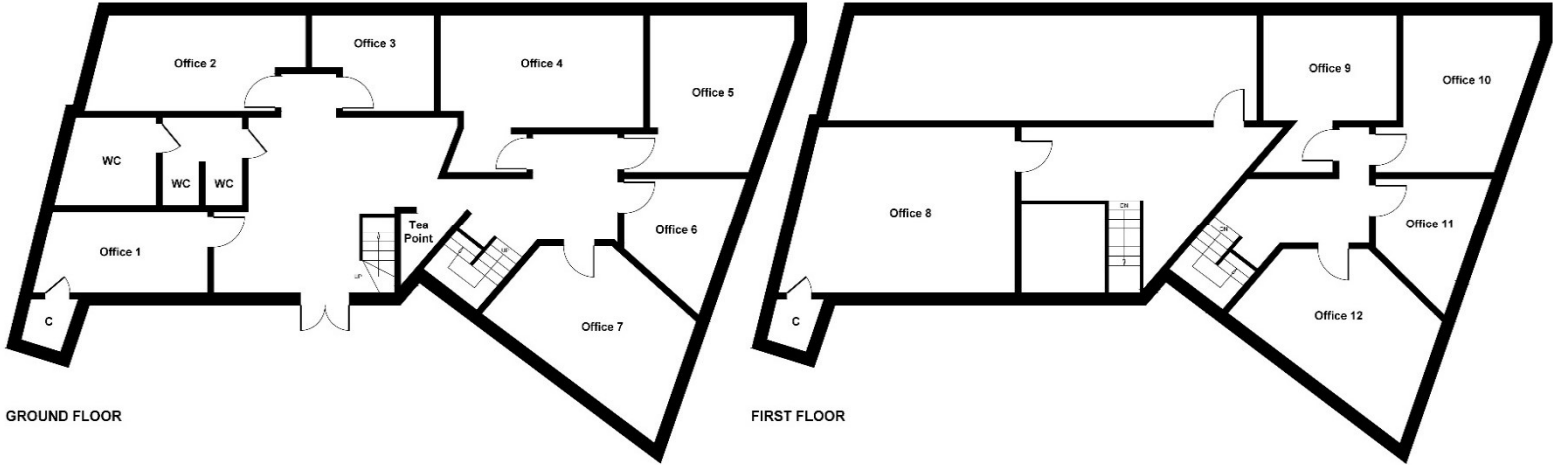
Office 3, Brookside Works, 1A Local Board Road,  
Watford, WD17 2JP



ACCOMMODATION

	Sq ft	Sq m
Office 3	118	10.96
Total	118	10.96

Brookside Works, 1a Local Board Road, Watfor



Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.

## AMENITIES

- ✓ 24 hour access
- ✓ Security Alarm
- ✓ CAT5 cabling
- ✓ BT telephone points
- ✓ Intercom entry phone
- ✓ Wall mounted electric heaters

## LOCATION

The premises are situated off the Lower High Street adjacent to Glyn Hopkin Nissan Showroom and in close proximity of the Atria Watford Shopping Centre and High Street, Train Station.

## VAT

VAT will be charged on the rent and service charge.

## DESCRIPTION

The property is entered via electrically operated gates and was renovated by the owner to a high specification and offers individual offices in various sizes over ground and first floors.

## TERM

A new lease for a term to be agreed.

## RENT

£3,500 per annum exclusive

## RATES

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SERVICE CHARGE

Current Service Charge - £1,240 per annum exclusive.

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