

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

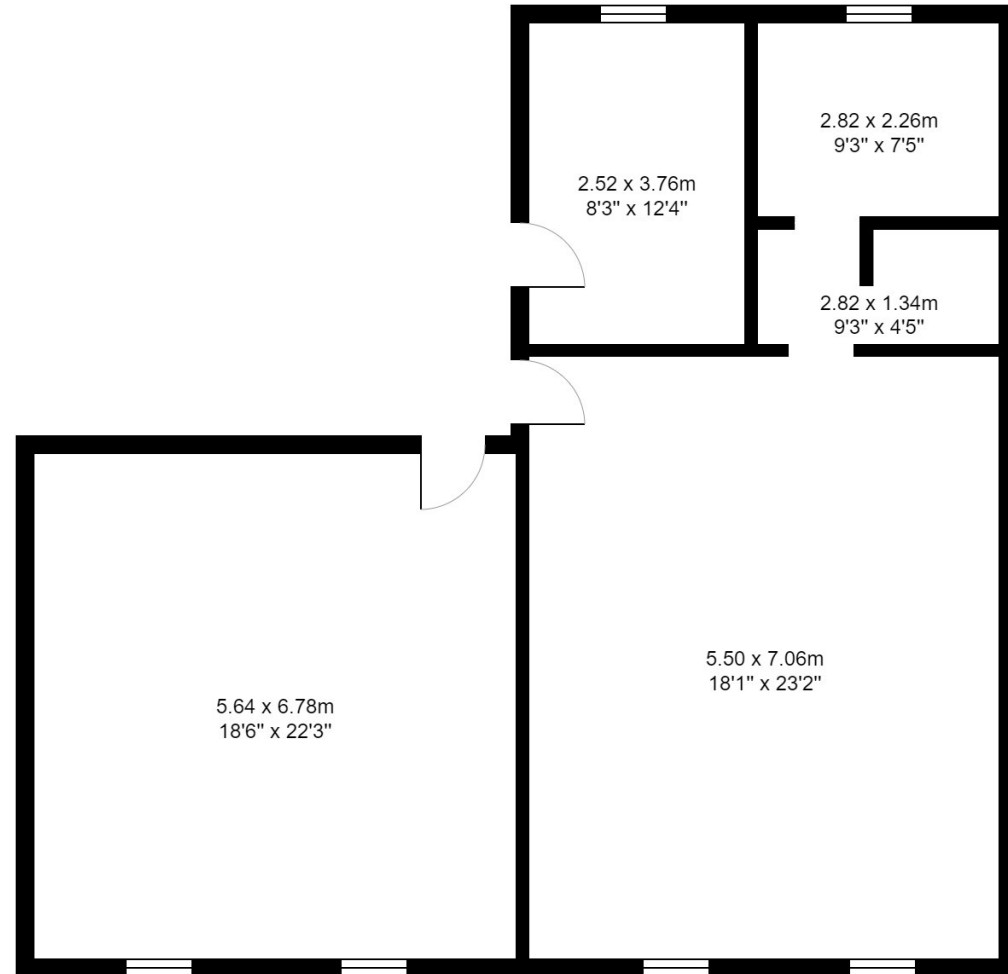
Affordable town centre office/class E

First Floor, Monmouth House, 93 The Parade, High Street, Watford, WD17 1LN



ACCOMMODATION

	Sq ft	Sq m
Front office 1	415	38.55
Front office 2	413	38.37
Rear office 1	115	10.68
Rear office 2	104	9.66
Kitchenette	14	1.3
Total	1,061	98.57



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

- ✓ 1,061 sq ft first floor office
- ✓ 2 car parking spaces
- ✓ Kitchenette
- ✓ Town centre location
- ✓ Walking distance of Watford Junction station

LOCATION

The property is located in Watford Town Centre, towards the northern end of the pedestrianised section of The Parade, Watford. To the rear of the premises is a Sainsbury's supermarket with a car park of approximately 400 spaces. Watford enjoys excellent links to central London and good access to the motorways (M1 Junction 5 and 6 and M25 Junctions 20 and 21). Journey time to Euston by rail is approximately 20 minutes.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The vacant space is configured as front and rear offices benefitting from 2 car parking spaces, communal W/C facilities and kitchenette facilities. Where it is situated at first floor level within a Grade II listed building with access off The Parade from the ground floor.

TERM

A new lease for a term to be agreed, with appropriate rent reviews.

RENT

£14,000 per annum exclusive

RATES

Rateable value: £21,750. Rates payable 2024/25 £10,853.25. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not currently payable on the rent

SERVICE CHARGE

Approximately £7,000 per annum.

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