



Offices immediately above Watford Junction Station

Iveco House

Station Road, Watford, WD17 1ET

Office

TO LET

6,728 to 27,150 sq ft

(625.05 to 2,522.32 sq m)

- Air conditioning
- Raised floors
- Suspended ceiling with LED lighting
- 22 parking spaces per wing (Approximately 1:310 sq ft)
- 10 minute walk to High Street retail & leisure facilities
- BREEAM 'Very Good'
- Fitted 6th floor suite

Iveco House, Station Road, Watford, WD17 1ET

Summary

Available Size	6,728 to 27,150 sq ft
Rent	£34.50 per sq ft
Rates Payable	£12 per sq ft Approximate rates payable figure 2023/24
Service Charge	£7.36 per sq ft
EPC Rating	A (21)

Description

Comprising the whole of the 4th, 6th and 7th floors in this prominent office building which was fully refurbished in 2016

Each floor benefits from male, female and disabled WCs, and showers

The 6th floor is fully fitted and cabled

Location

Iveco House is immediately above Watford Junction Station at the end of Clarendon Road

Watford Junction Station offers a regular service to London Euston (from 15 minutes), Birmingham, and Clapham Junction

The building is within a 10 minute walk of the excellent town centre retail and leisure facilities

The M1 and M25 motorways are within 4 miles

Accommodation

The accommodation comprises the following IMPS3 floor areas

Name	sq ft	sq m
7th	6,728	625.05
4th	13,544	1,258.28
6th	6,878	638.99
Total	27,150	2,522.32

Terms

The suites are available individually or combined on new full repairing and insuring leases (by way of a service charge) for a term to be agreed

Service Charge

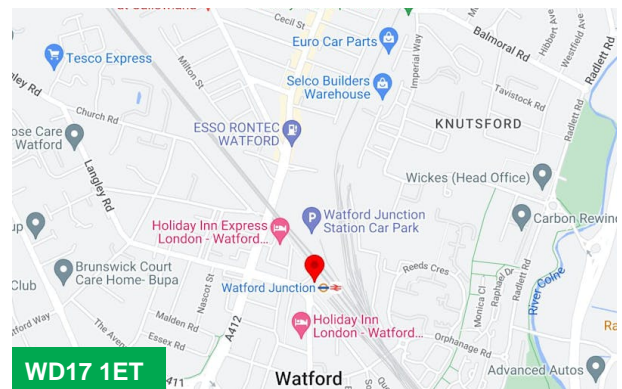
A service charge is payable for the maintenance of common areas of the building

VAT

VAT is payable on the rent and service charges

Viewings

Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)



Viewing & Further Information

Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

Anders Horwood (Carter Jonas)

020 7016 0732 | 07836 246049

Ed Caines (Carter Jonas)

020 7016 0724

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH