



## Offices 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

<b>Available Size</b>	6,728 to 27,150 sq ft
<b>Rent</b>	£34.50 per sq ft
<b>Rates Payable</b>	£12 per sq ft Approximate rates payable figure 2023/24
<b>Service Charge</b>	£7.36 per sq ft
<b>EPC Rating</b>	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
6th	6,878	638.99
4th	13,544	1,258.28
<b>Total</b>	<b>27,150</b>	<b>2,522.32</b>

## 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

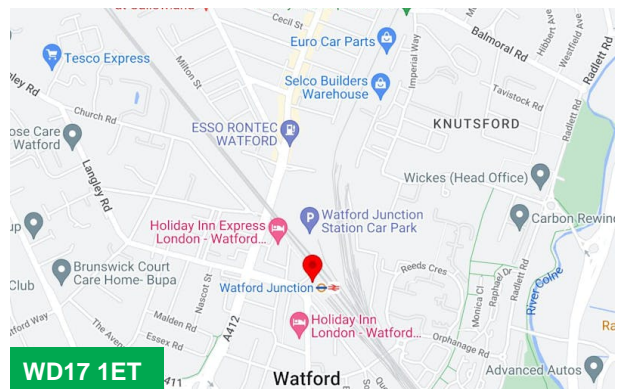
A service charge is payable for the maintenance of common areas of the building

## 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