



Hiqh quality office accommodation available from 15,498 sq ft to 32,490 sq ft in a business park location.

Tasman House

The Waterfront, Elstree Road, Elstree, WD6 3BS

Office

TO LET

15,498 to 32,490 sq ft

(1,439.81 to 3,018.42 sq m)

- VRF Air Conditioning
- LED lighting
- Suspended ceilings
- Full access raised floors
- Male, Female and Disabled WC facilities
- Shower Room
- Car Parking (1:260 sq ft.)
- EPC Rating A24

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Summary

Available Size	15,498 to 32,490 sq ft			
Rent	£29.00 per sq ft			
Business Rates	For further information on rate payable from April 2023 please contact Hertsmere Council			
Service Charge	ТВС			
VAT	Applicable			
Estate Charge	ТВС			
EPC Rating	A (24)			

Description

The property comprises suites on the ground and first floor of a two storey pavilion style office building set in a landscaped business park. The exterior and internal communal areas were extensively refurbished less than 2 years ago.

The following suites are available:

Ground Floor East - 3,115 Sq Ft Ground Floor West - 7,650 Sq Ft First Floor - 16,052 Sq Ft

The first floor can be split into two separate suites of 8,972 sq ft and 6,920 sq ft

Location

The Waterfront is accessed from the A411 close to its junction with the A41, which connects directly to the M1 motorway at Junctions 4 and 5 (both within 4 miles). Elstree is located approximately 15 miles north of Central London and 6 miles south east of Watford. The M25 motorway is within approximately 7 miles. The A411 provides direct access to the A1 at Sterling Corner, which is within 3 miles. The park is serviced by Arriva bus routes W7 and W9.

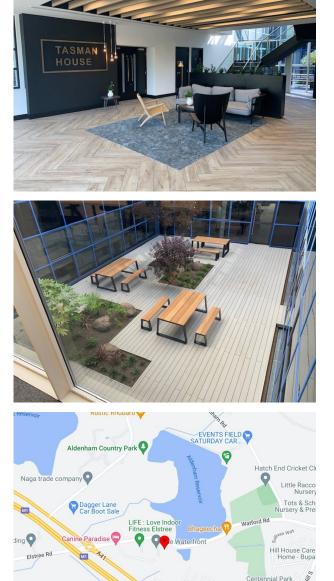
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Offices	15,498	1,439.81	Available
Ground - Reception	940	87.33	Available
1st - Offices	16,052	1,491.28	Available
Total	32,490	3,018.42	

Viewings

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



Viewing & Further Information

🔟 Village Hotel Watford 😜

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