



OAK HOUSE

Reeds Crescent, Watford, WD24 4QP

TO LET

3,000 - 13,000 SQ FT

GRADE A - FULLY REFURBISHED OFFICE SPACE

OAK HOUSE

Oak house is a prestigious three-storey office building minutes from Watford Junction Station and on the edge of Watford town centre.

Following a complete refurbishment in 2023, this is now Watford's premier office space and is ideal for ambitious companies looking to upgrade their head office or expand to a site which offers fast and frequent access to London Euston, Birmingham and Clapham Junction.



AMENITIES

In addition to providing state-of-the-art office spaces with business-grade broadband, Oak House also includes a manned reception and concierge, a café and secure on-site parking and bike racks for ease of access. Also within a short walking distance is the Intu Watford shopping centre, which offers more than 140 stores, restaurants and leisure facilities.



NEWLY REFURBISHED SHARED RECEPTION, COMMON AREAS AND FACILITIES



WITHIN WALKING DISTANCE OF WATFORD JUNCTION STATION AND ESSENTIAL HIGH STREET AMENITIES



FULL ACCESS RAISED FLOORS



FAST FIBRE BROADBAND



SECURE ON SITE & UNDERGROUND CAR PARKING



OAK HOUSE AQUIRED AN EPC RATING OF B



WATFORD AMENITIES



Retail

- 1 - Atria Shopping Centre
- 2 - Caffè Nero
- 3 - Wagamama
- 4 - Marks & Spencer
- 5 - Côte Brasserie
- 6 - Next
- 7 - Pret

Hotels

- 8 - Hilton
- 9 - Leonardo Hotel
- 10 - Holiday Inn
- 11 - Premier Inn

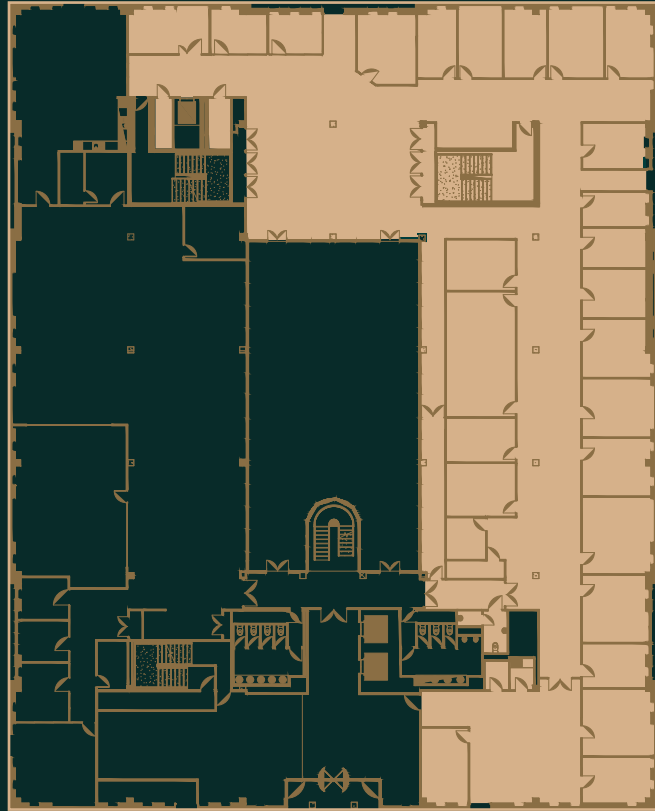
Wellness

- 12 - Fitness4Less
- 13 - The Gym Group
- 14 - Watford Leisure Centre
- 15 - Cassiobury Park

Entertainment

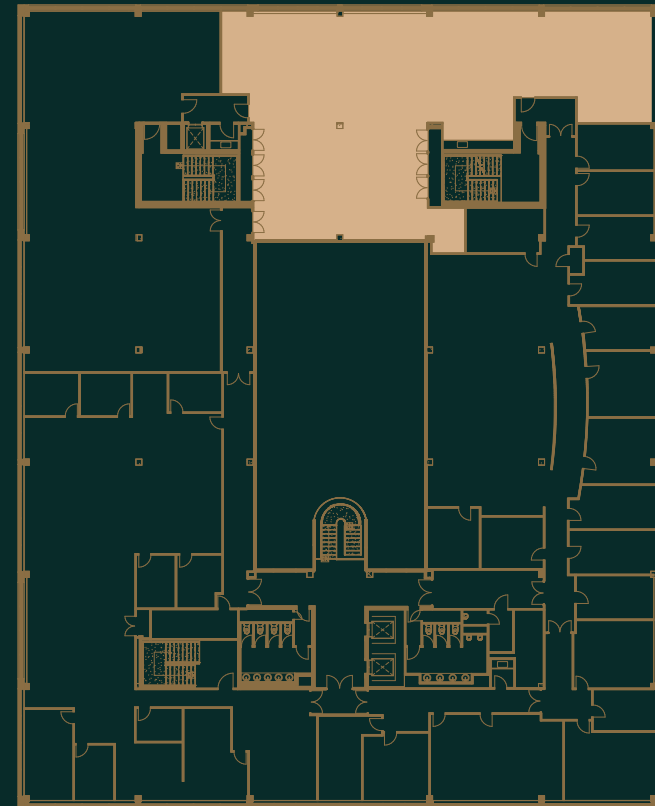
- 16 - Watford Palace Theatre
- 17 - Cineworld
- 18 - Watford Colosseum
- 19 - Vicarage Road Stadium





GROUND FLOOR

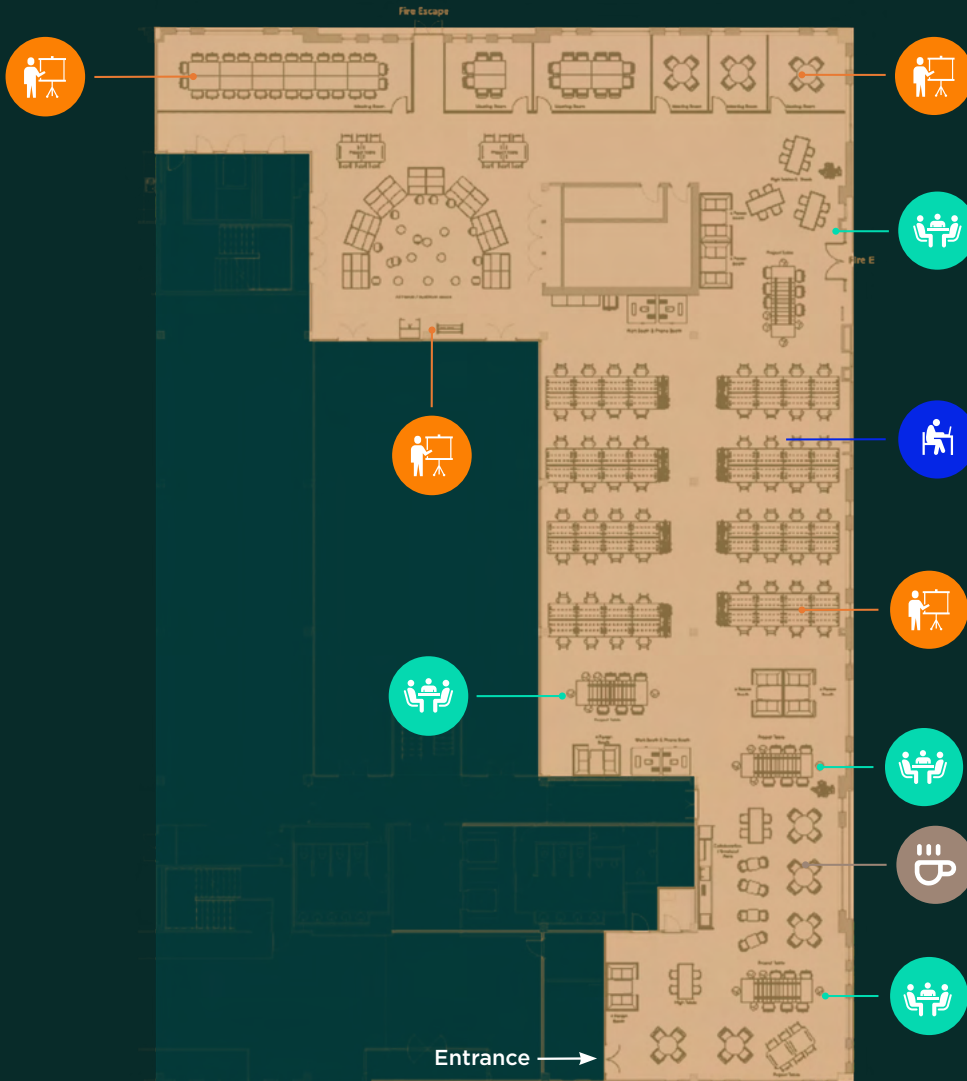
- CURRENTLY AVAILABLE - 10,292SQ FT
- 35 CAR PARKING SPACES
- FULL ACCESS RAISED FLOORS



SECOND FLOOR

- CURRENTLY AVAILABLE - 3,352 SQ FT
- 12 CAR PARKING SPACES
- VRF AIR CONDITIONING SYSTEM WITH APPROX. OCCUPANCY DENSITY 1:10

GROUND FLOOR - OPTION 1

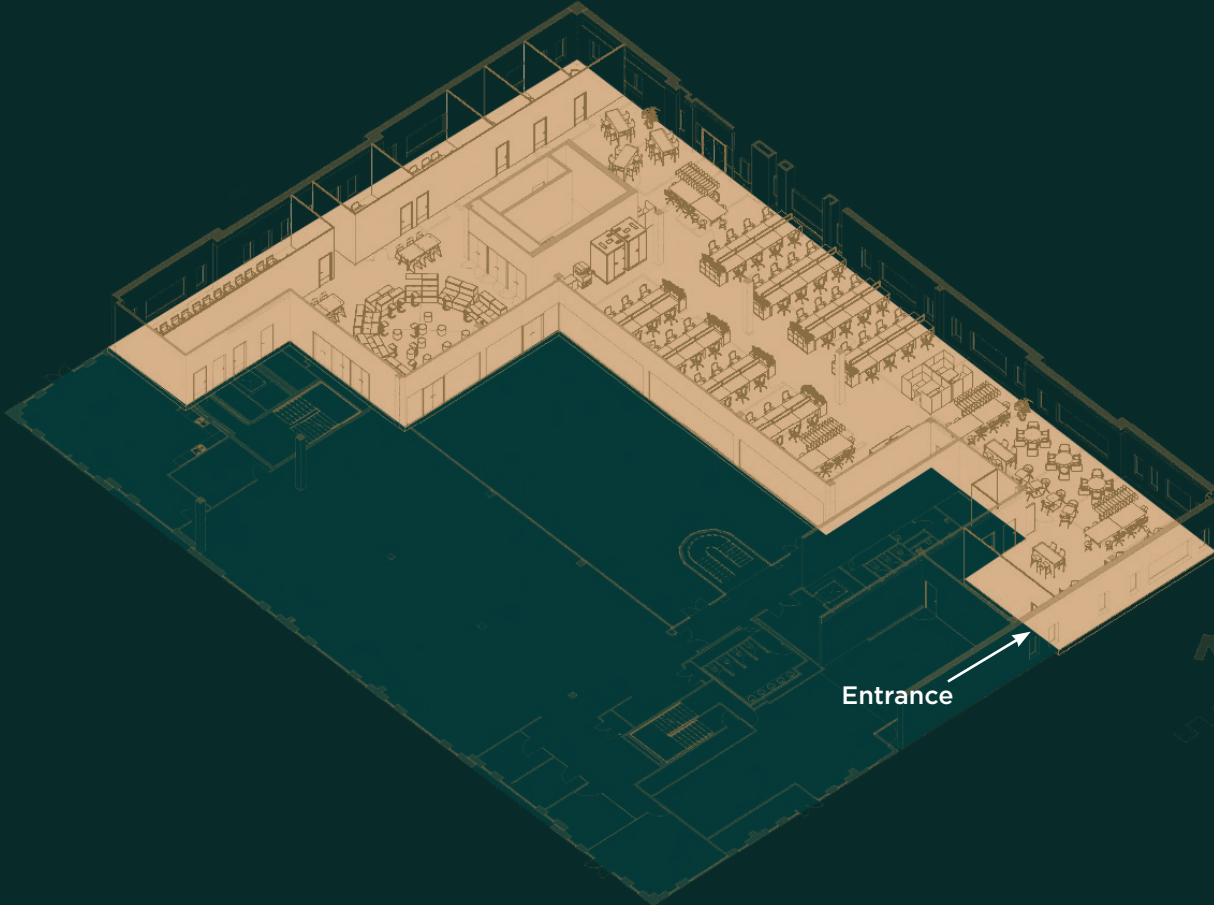


FLOOR KEY

10,292 SQ FT

- 13x Meeting spaces
 - 6x Enclosed rooms
 - 6x Enclosed booths
 - 1x Auditorium / Flexible spaces
-
- 64x Dedicated focus spaces
 - 2x Private work pods
 - 2x Phone booths
-
- 4x Collaboration areas (diverse range)
-
- 1x Social space

GROUND FLOOR - OPTION 1

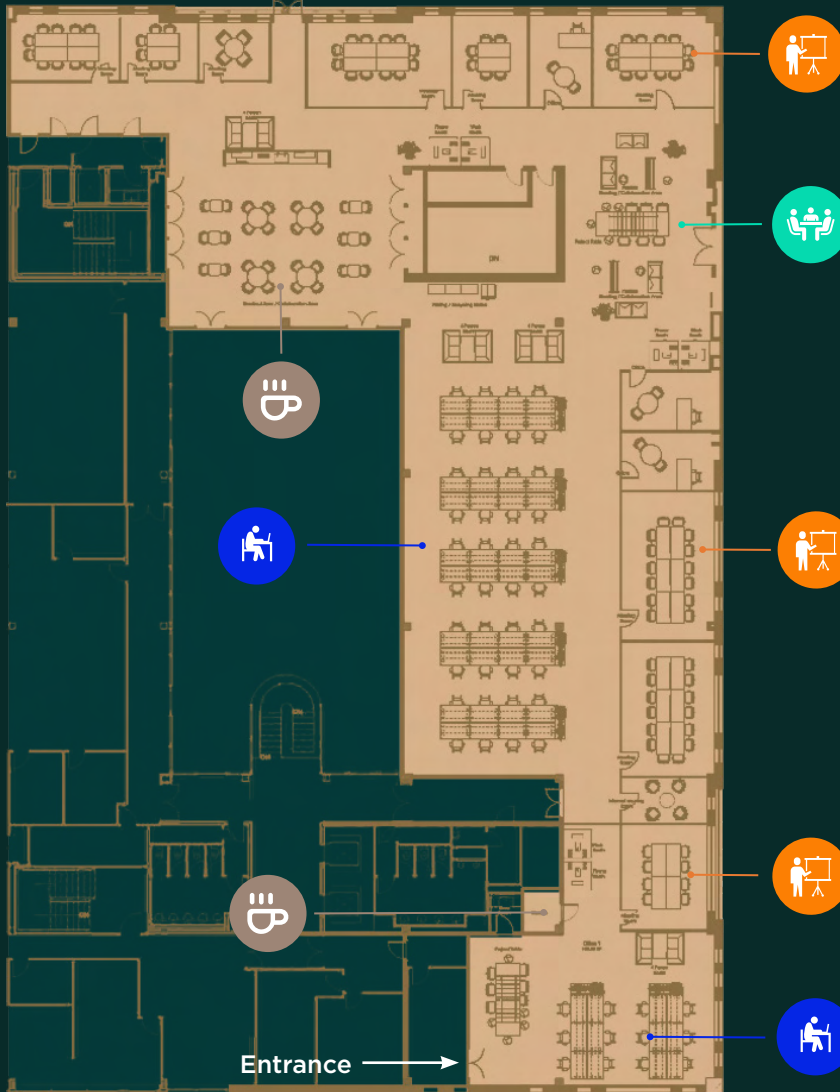


FLOOR LAYOUT



GROUND FLOOR - OPTION 2

10,720 SQ FT



FLOOR KEY

OFFICE 1 - 9,162 SQ FT



15x Meeting spaces
9x Meeting spaces
3x Offices
3x Booths



40x Dedicated focus space
2x Private work pods
2x Phone booths



1x Collaboration areas
(diverse range of furniture)



1x Social space

OFFICE 2 - 1,130 SQ FT



2x Meeting spaces
1x Meeting spaces
1x Booths



12x Dedicated focus space
1x Private work pods
1x Phone booths

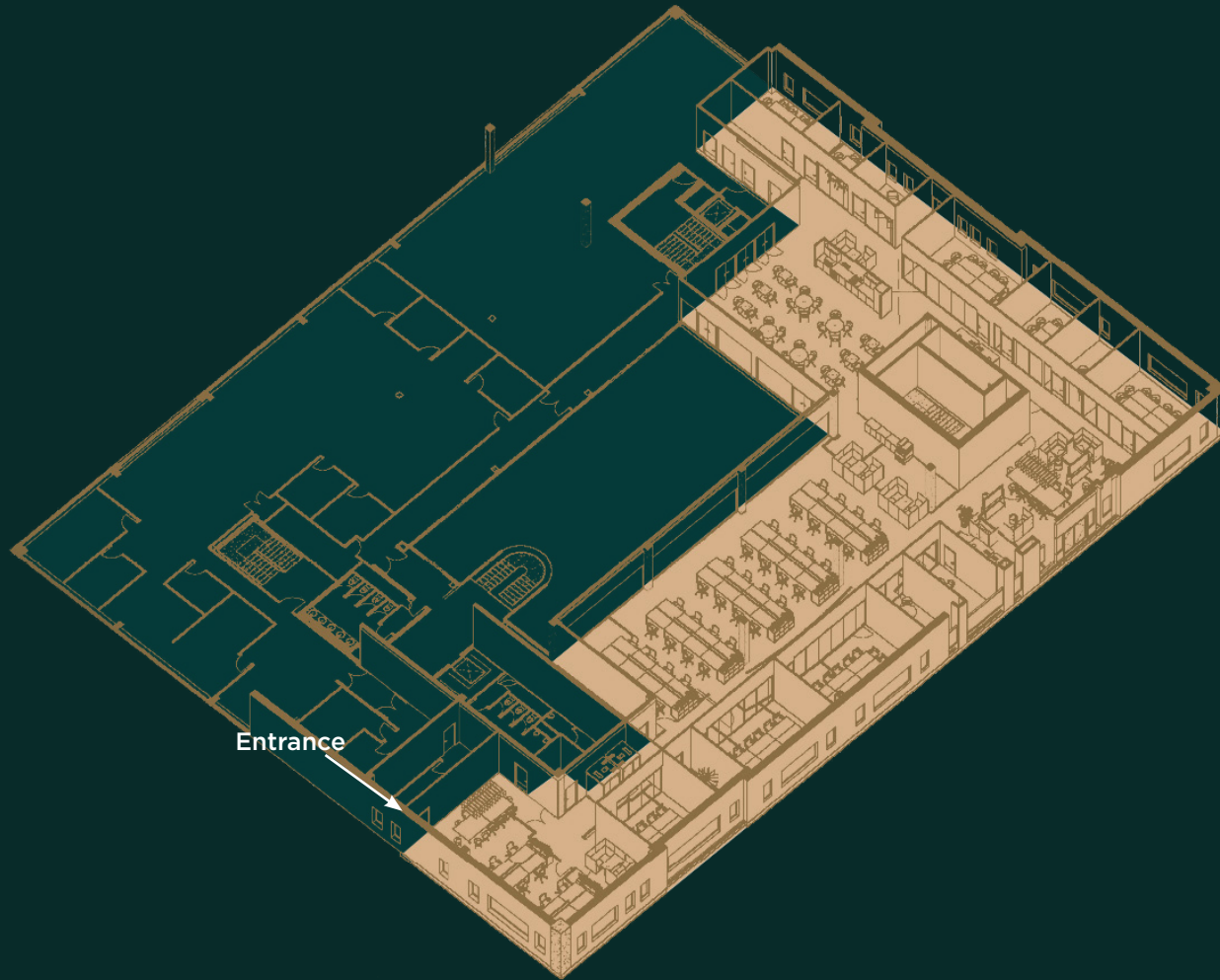


1x Collaboration areas



1x Teapoint

GROUND FLOOR - OPTION 2

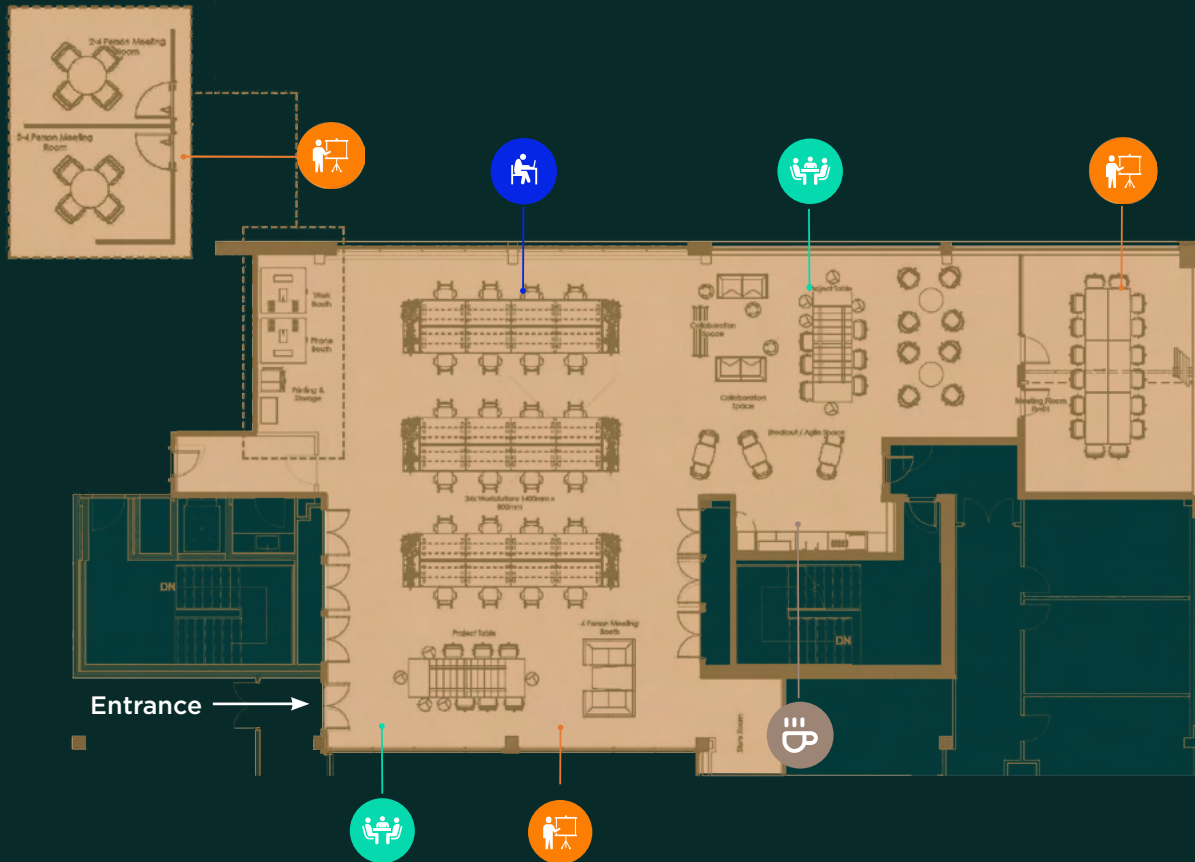


FLOOR LAYOUT



SECOND FLOOR

OPTION 2 FOR CLOUDED AREA
THIS WILL REDUCE THE NUMBER OF
DESKS BY 2.

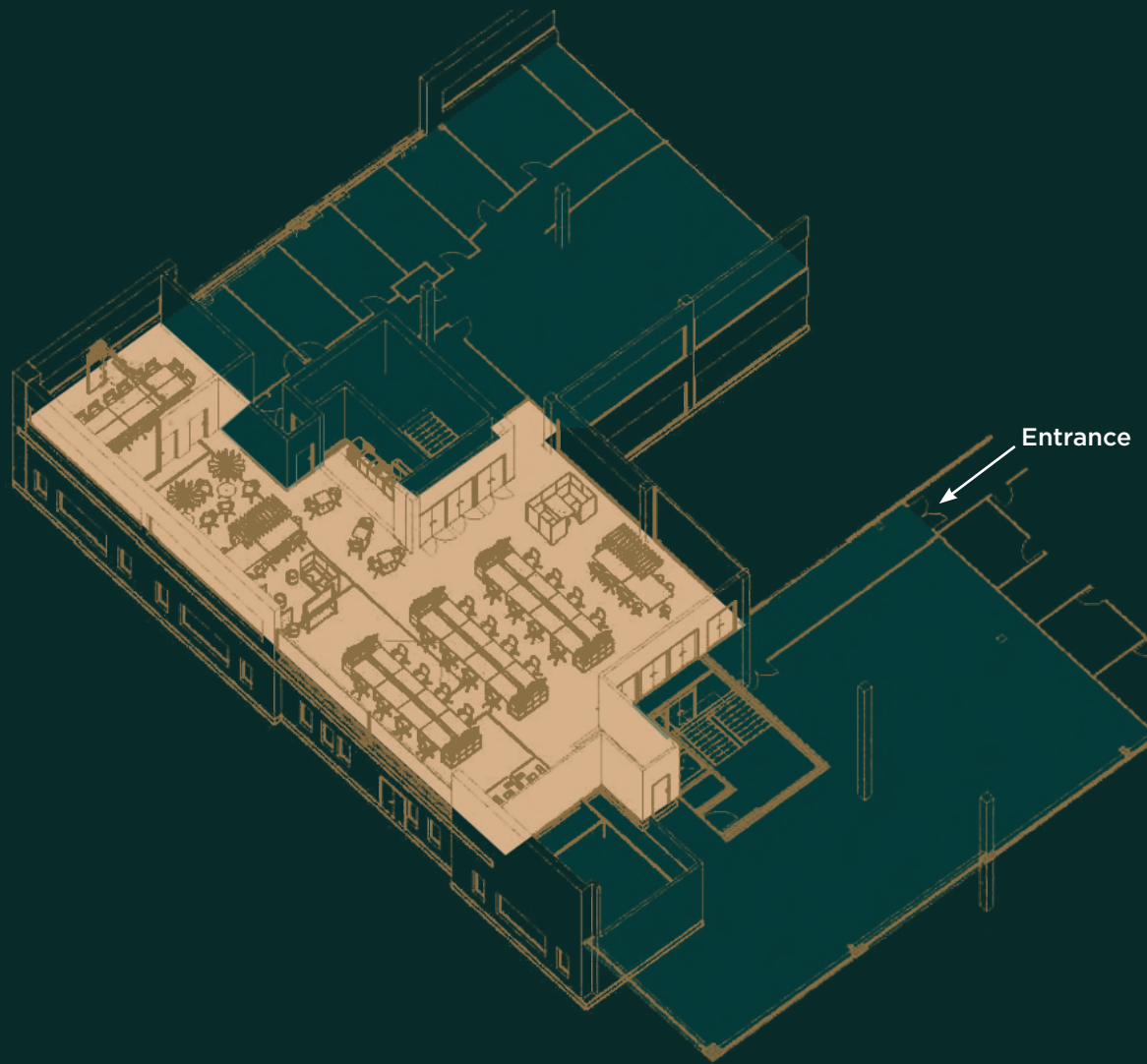


FLOOR KEY

3,352 SQ FT

- 13x Meeting spaces
 - 6x Enclosed rooms
 - 6x Enclosed booths
 - 1x Auditorium / Flexible spaces
-
- 64x Dedicated focus spaces
 - 2x Private work pods
 - 2x Phone booths
-
- 4x Collaboration areas
(diverse range)
-
- 1x Social space

SECOND FLOOR



FLOOR LAYOUT



This is a highly sought-after office space in one of the UK's busiest and most desirable locations which allows you to maintain a London presence without paying London prices. Oak House is a premium business destination that you cannot afford to miss.



TERMS

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

VAT

VAT is charged on the rent and service charges.

EPC

Oak House acquired an EPC rating of B



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