

PERRY HOLT

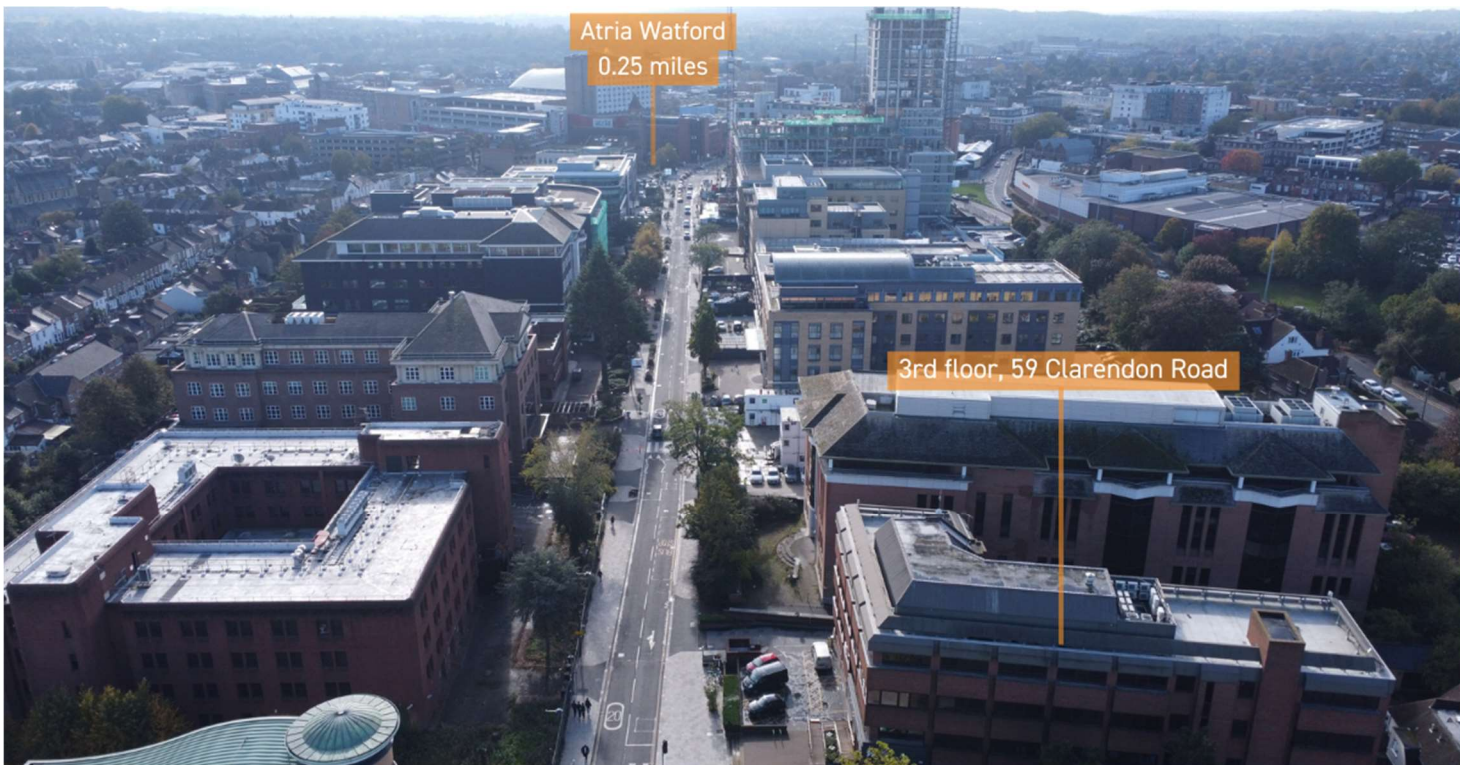
PROPERTY CONSULTANTS

TO LET

Modern town centre office suite

3rd Floor, 59 Clarendon Road, Watford, WD17 1LA



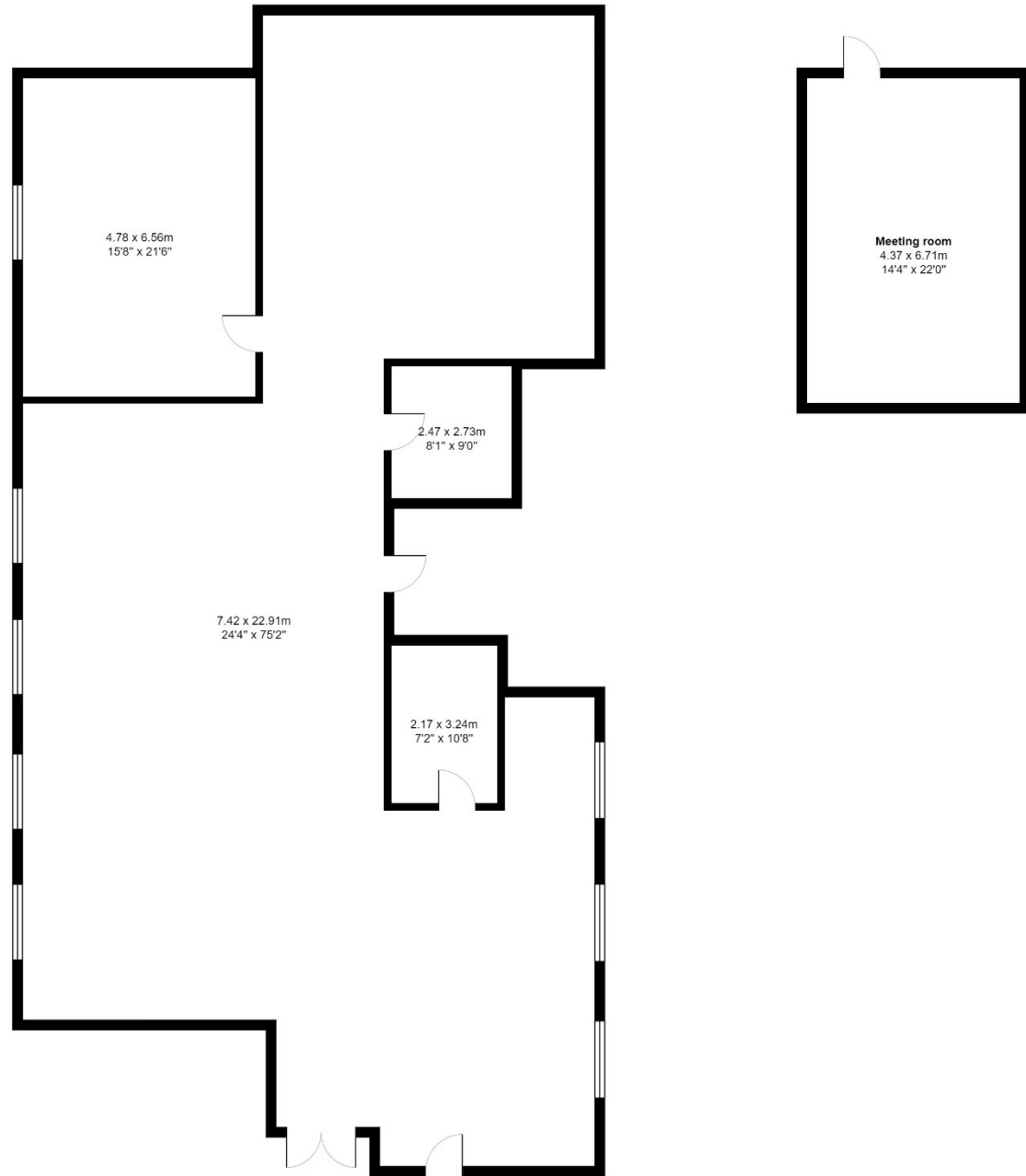


ACCOMMODATION

Office space 2,496 sq ft 231.88 sq m

Additional meeting room 320 sq ft 29.72 sq m

TOTAL 2,816 sq ft 261.61 sq m



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.

KEY FEATURES

- ✓ Approximately 2,496 sq ft 3rd floor office
- ✓ Parking available
- ✓ A short walk to Watford Junction station
- ✓ Air conditioned
- ✓ Partitioned meeting rooms
- ✓ Additional meeting room of approx 320 sq ft
- ✓ Available furnished or unfurnished

LOCATION

Clarendon Road is Watford's prime office location situated between Watford Junction railway/bus station and the Atria Shopping Centre, with High Street shops and restaurants nearby. Watford is Hertfordshire's principal commercial hub and attracts many household names from a number of different business sectors including TJX Europe, Hilton Group PLC and KPMG.

DESCRIPTION

Modern 3rd floor office currently configured mainly open plan and benefitting from 3 partitioned offices. The space is air conditioned and presents very well. The office can be let furnished or unfurnished and has maintained communal kitchen and WC facilities.

TERM

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

RENT

£29 per sq ft per annum inclusive of service charge.

RATES

Rates to be separately assessed. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is currently payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk