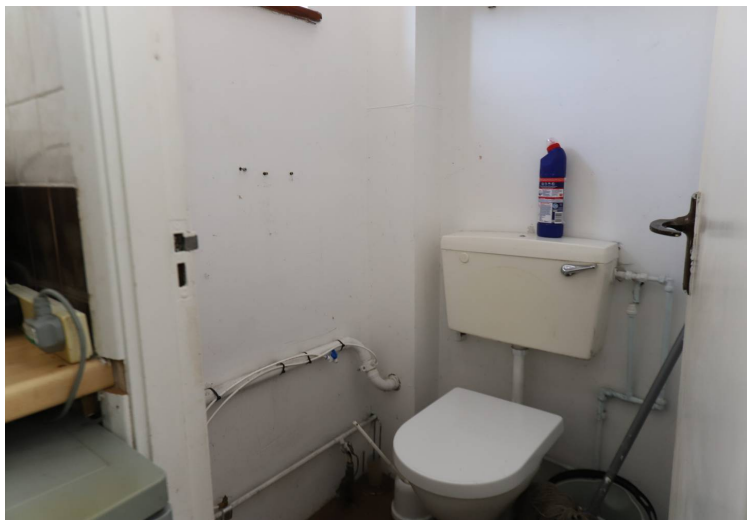




Queens Avenue, Watford, WD18

Annual Rental of £10,000

24' OFFICE SPACE • KITCHENETTE • W.C. • AIR CONDITIONING • FORECOURT PARKING FOR ONE CAR • CLOSE TO WATFORD TOWN CENTRE & CROXLEY GREEN



A self contained office suite with air conditioning, a kitchenette and toilet. The property also benefits from forecourt parking to the front for one car and an electronically operated shutter to the front.

- RATEABLE VALUE 2025-2026 – Approx. £3,450.00
- PAYABLE VALUE 2025-2026 – Approx. £1,603.00

Situated approximately half a mile from Watford Metropolitan Line Station, offering easy access into Central London. Local bus routes pass nearby, whilst the area is serviced by local shops. Watford Town Centre is approximately 1.4 miles away and it is a short drive to the M25 via Junction 19.

GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



101 QUEENS AVENUE, WATFORD, WD18 7NU

TOTAL FLOOR AREA : 255 sq.ft. (23.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.