

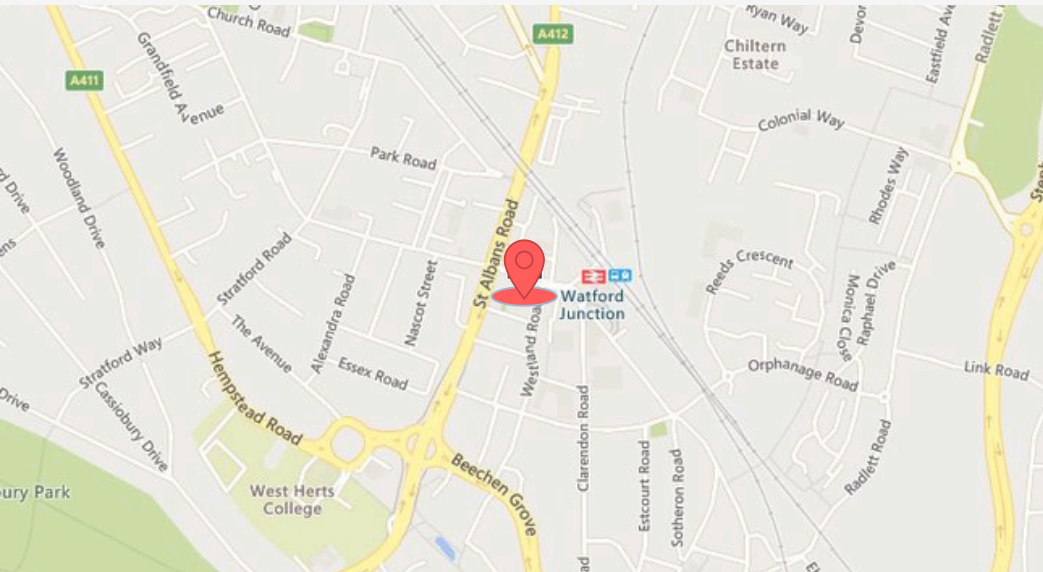
21 Station Road |
Watford | WD17 1AP

Office Suites To Let



Key features

- Suspended ceiling with recessed lighting
- Air conditioning
- Perimeter trunking
- Passenger lift
- Good parking ratio
- Kitchenette & WC facilities
- Well situated for Watford Junction & Town Centre amenities



21 Station Road | Watford | WD17 1AP

Description

The premises comprise open plan office suites within a four storey office building. The property enjoys a good level of parking provision in a surface level car park to the rear of the building.

Location

The premises comprise a high profile building situated on the junction of St Albans Road and Station Road a short distance from Watford Junction Station. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.

Both the M1 (Junction 5) and the M25 (Junctions 19 and 20) are within 3 miles.

Tenure

The suites are available individually or in combinations on new lease/s for flexible terms to be agreed.

Rent

A rent of £22.75 per Sq.ft is sought.

EPC

EPC Rating D78 (assessed for first floor).

A copy of the Energy Performance Certificate on request.

Accommodation

Ground Floor

Station Road Wing | 1,762 Sq.ft | 163.70 Sq.m
 St Albans Road Wing | LET | LET

First Floor

Station Road Wing | LET | LET
 St Albans Road Wing | 2,348 Sq.ft | 218.15 Sq.m

Second Floor

Station Road Wing | 2,047 Sq.ft | 190.17 Sq.m
 St Albans Road Wing | LET | LET

Third Floor

Station Road Wing | LET | LET
 St Albans Road Wing | 1,842 Sq.ft | 171.11 Sq.m

Total Building | 7,443 Sq.ft | 691.47 Sq.m

These floor areas are approximate and have been calculated on an IPM3 basis.

Rates

All suites separately assessed.

Interested parties should confirm the annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council 01923 226400).

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

Peter Brown
 07740 170458
 peter.brown@brasierfreeth.com

Elliot Fletcher
 07523 801153
 elliot.fletcher@brasierfreeth.com

