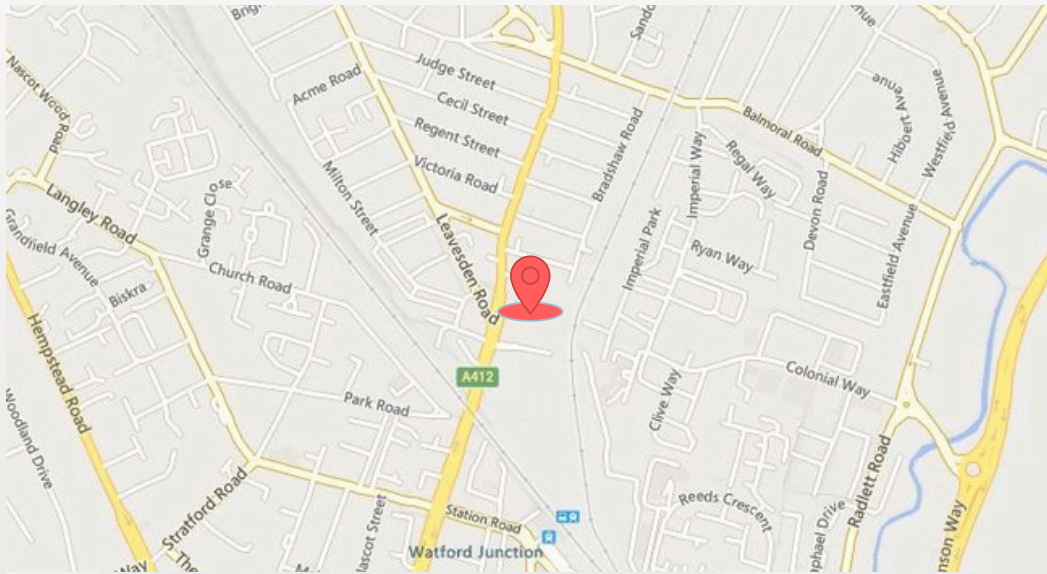


Centre Block |
Hille Business Estate |
132 St Albans Road |
Watford | WD24 4AE

Character Offices | To Let
385 Sq. ft - 3,821 Sq. ft





For viewings contact

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Description

The property is a former Victorian brewery that has been converted into character office accommodation that is situated centrally within the estate.

The available suites comprise self contained offices across the ground, first and second floors. The common areas provide communal facilities including a kitchen and WC amenities.

Location

The Hille Business Estate is situated in Central Watford directly off St Albans Road (A412). Junction 5 of the M1 is within 2 miles, and there is swift access to the M25 motorway at Junctions 19, 20 & 21.

Watford Junction station is within conveniently short walking distance, from where Euston can be reached in less than 20 minutes.

The Town Centre is also close by, which is well served by extensive retail facilities including the Atria shopping centre which is in the process of being significantly extended including a new multiplex cinema and bowling alley.

There are numerous local services in the immediate vicinity including, a wide variety of shops, cafes and a post office.

Tenure

The suites are available, either combined or separately, by way of a new lease for a term to be agreed.

Rent

Upon application.

Key Features

- Established Business Estate on St Albans Road
- Close to public transport connections & retail amenities
- Communal kitchen amenity
- Central heating
- Allocated parking

Accommodation

| | | |
|---------------------|------------|-------------|
| Ground floor | 564 Sq.ft | 52.40 Sq.m |
| First floor | 950 Sq.ft | 88.25 Sq.m |
| First floor | 1182 Sq.ft | 109.81 Sq.m |
| Second floor - east | 740 Sq.ft | 68.75 Sq.m |
| Second floor - west | 385 Sq.ft | 35.77 Sq.m |

These floor areas are approximate and have been calculated on a net internal basis. The suites can be taken jointly or let separately.

Rates

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

EPC

Each suite has it's own EPC rating. Further details available on request.

Legal costs

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

VAT

We understand the property is registered for VAT.