



OFFICE BUILDING FOR SALE APPROX 42,000 SQUARE FEET (3,900 SQ M)



3 THE BOULEVARD, ASCOT ROAD, CROXLEY, WATFORD, WD18 8AG

sw.co.uk



- 4 Pipe Fan coil air-conditioning
- Full height glazing
- Full access raised floor (160mm)
- Dedicated male, female and disabled WCs
- Shower facilities on ground floor
- Approximately 150 car parking spaces
- Bicycle hut

Location

Occupying a high profile position, 3 The Boulevard enjoys direct access from Ascot Road, the main arterial route leading into The Watford Business Park and Croxley Park, and just 2 miles from Watford town centre. Road communications are excellent, with the M1 (Junction 5) and M25 (Junctions 18/19) being close by.

Watford Underground (Metropolitan Line) is approximately 15 minutes walk away

London (Euston) can be reached from Watford Junction in just 17 minutes with numerous trains throughout the day. A regular bus service runs to Watford Junction.

Description

3 The Boulevard is a detached office building with full height glazed elevations providing very light and airy space. The available accommodation comprises the entire building arranged over ground and first floors. Access to the building is via an impressive double height reception.

Accommodation

	Floor Area (Approx. NIA)	
	Sq. M	Sq. Ft
First Floor	1,955	21,039
Ground Floor (including reception)	1,933	20,806
	3,888	41,845

There is on-ste parking for approximately 150 cars

Site Area

0.806 hectares (1.99 acres)

Use

The building is currently used for offices but, subject to planning, may be suitable for alternative uses



Tenure

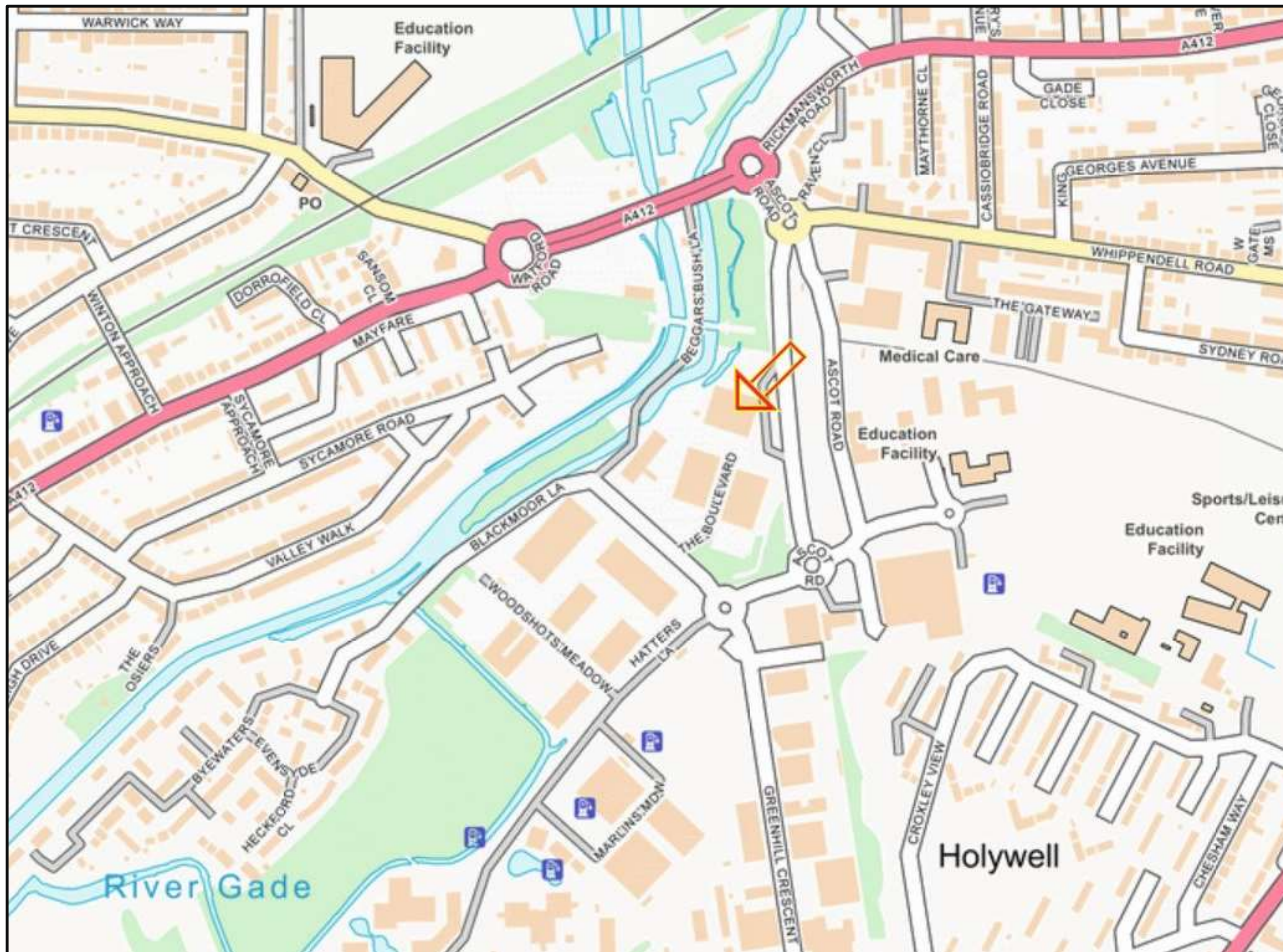
Freehold with vacant possession.

Price

Offers in excess of £11.0m (Eleven million pounds)

EPC Rating

Available on request.



Viewing and further information:

Robert Few
Tel: 020 7851 2106
Mobile: 07710 399116
Email: robert.few@sw.co.uk

Paul Moody
Tel: 020 7851 2129
Mobile: 07774 693545
Email: paul.moody@sw.co.uk

Sanderson Weatherall LLP
4th Floor
87-88 Bartholomew Close
London
EC1A 7BL

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL