



Sanderson
Weatherall

OFFICE BUILDING TO LET APPROX 21,000 SQUARE FEET (1,997 SQ M)



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

sw.co.uk



- 3 Pipe Fan coil air-conditioning
- Full height glazing
- Full access raised floor (160mm)
- Dedicated male, female and disabled WCs
- Substantial car parking
- Cycle Storage

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

Description	Floor Area (Approximate NIA)	
	Sq M	Sq Ft
First Floor	1,955	21,039

There is substantial on-site parking.

Lease

A new lease for a term by arrangement.

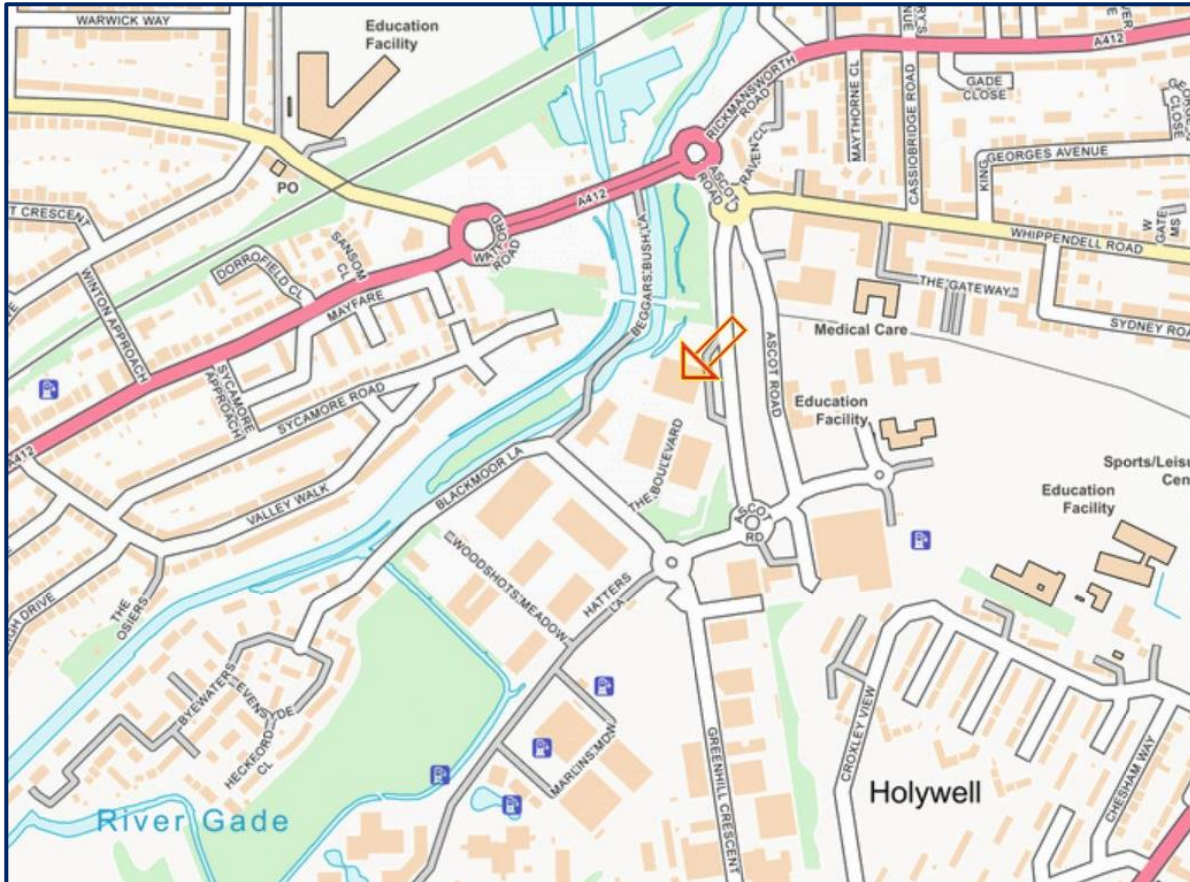


Rent

£27.50 per square foot per annum exclusive.

EPC Rating

Available on request.



Viewing and further information:

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