



Office (EPC Rating:)

MARKET STREET, WATFORD, WD18

0PD

Per Annum

£12,000 Per

null Bedroom Office located in Watford

Warren Anthony Commercial are delighted to bring to the market this self contained office space arranged over ground and lower ground floors as follows.

Ground floor 250 square ft approx.
Lower ground floor 230 square ft approx.
Total floor area 480 square ft approx.

It is located on Market Street with access off the service road at the rear with parking available in the nearby public car parks with easy access to both Watford High Street and Watford Junction mainline rail stations. Also M1 and M25 motorways.

Available by way of a new lease for a term to be agreed at a rent of £12,000 per annum exclusive.

Alternative uses will be considered subject to planning permission if required.

All viewings by prior appointment only.

Full Description

Warren Anthony Commercial are delighted to bring to the market this newly refurbished self contained office space arranged over ground and lower ground floors as follows.

Ground floor 250 sq ft approx
Lower ground floor 230 sq ft approx
Total floor area 480 sq ft approx

Location

It is located in Central Watford at the rear of 20 Market Street with its own independent entrance, ample car parking nearby, many shops, restaurants and bars to found on the High Street including the now under construction new phase of the intu shopping centre with Watford High Street Station close by as well as Watford Junction Station and access to both the M1 and M25 motorways nearby.

Amenities

Amenities include new laminate wood flooring, gas central heating, kitchenette, WC and new double glazed windows to the front.

Services

All mains services are we understand connected.

Terms

Lease available on a new full repairing and insuring basis for a term to be agreed subject to periodic rent reviews and/or break clause.

Rental £10,800 per annum exclusive negotiable.

Viewing

Viewing through Warren Anthony Commercial by prior appointment only.

Rates

Business rates to be confirmed. However, it is recommended that all interested parties make their own enquiries to the local rating department at Watford Borough Council.

VAT

To be confirmed but will we understand most likely be payable.

Legal Costs

To be confirmed.

Service Charge

To be confirmed.

Parking Notes

None.

Planning

B1 (Business).

Other

Energy performance certificate to be confirmed.

Local authority Watford Borough Council.

Warren Anthony will charge a fee of £250 plus VAT for taking up references for any proposed tenant. This fee is non refundable after the references have been applied for whether they are accepted or not by the landlord.

A holding deposit will be required to secure the property. The deposit will buy a period of exclusivity and will be held in the Warren Anthony client account.

Any fixtures, fittings, equipment, machinery and plant which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

Warren Anthony for themselves for the Lessors, Vendors and their agents give notice that,

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part to Warren Anthony.
4. All rent, prices, fees and charges are quoted exclusive of VAT.




WATFORD COMMERCIAL | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

Call us on

Energy Performance Graph

<https://www.warrenanthony.co.uk>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the