



■ Key features

- Prominent office building on Clarendon Road.
- Ground floor capable of being utilised as showroom.
- Kitchen facilities.
- Male & female WC's.
- Allocated parking to the rear.

■ Accommodation

Ground Floor	2,392 Sq. ft	222.2 Sq. m
First Floor	1,307 Sq. ft	121.4 Sq. m
Total	3,699 Sq. ft	343.6 Sq. m

This floor area is approximate and has been calculated on a gross internal basis.

■ Description

The premises comprises a prominently located, detached, building, with space available on the ground and first floor.

Internally the office space comprises mostly open plan accommodation with WC and Kitchen facilities located on the first floor.

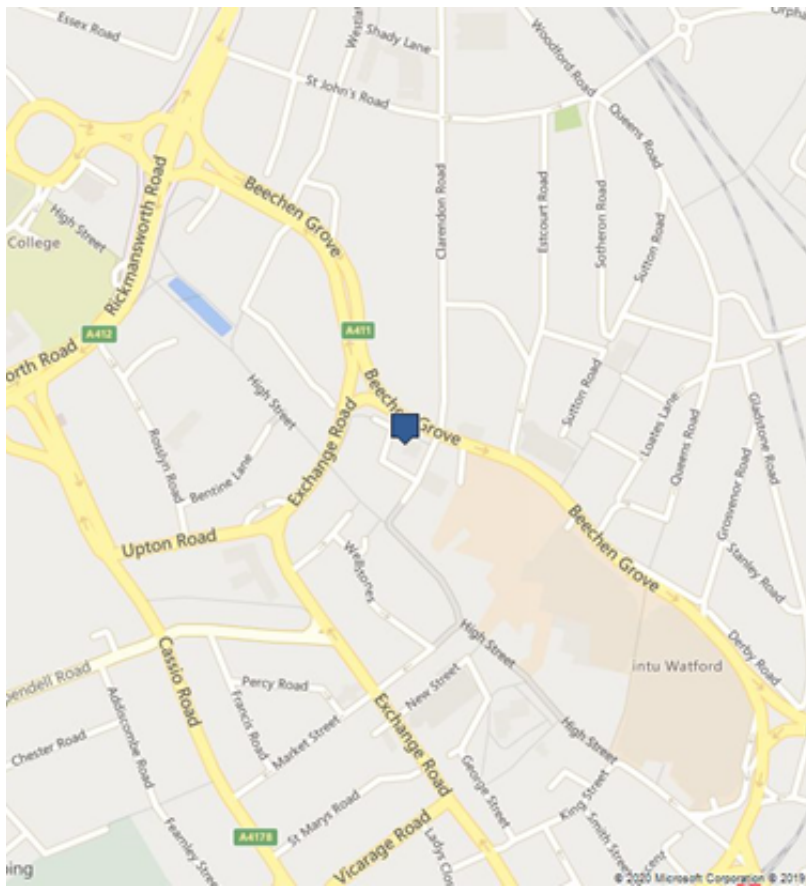
The ground floor has a generous floor to ceiling height and would be suitable to be used as a showroom facility. There is allocated parking to the rear of the property.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Peter Brown
01923 205521
peter.brown@brasierfreeth.com

Tim Howlings
01923 205524
tim.howlings@brasierfreeth.com



Location

The property is situated on Clarendon Road the prime town centre office district, with good prominence to Beechen Grove and within the centre of Watford.

The property is a short walking distance from both INTU Watford and Watford Junction station. A regular rail service operates from Watford Junction to London Euston with an average journey time of 20 minutes.

Watford is easily accessible from the motorway network via Junction 5 of the M1 and Junctions 19 & 20 of the M25.

Tenure

The property is offered on a new short term lease for a period to be agreed by negotiation.

Rent

Upon application.

EPC

Rating D-90. Further details are available upon request.

Rates

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