

REFURBISHED OFFICES TO LET  
5,777 – 11,643 SQ FT (536 – 1,081 SQ M)  
CLOSE TO WATFORD JUNCTION STATION

[egale1-watford.com](http://egale1-watford.com)

Egale1  
80 ST. ALBANS ROAD  
WATFORD WD17 1RP



# CENTRAL LOCATION

Only a short walk to the town centre and Watford Junction Station with its fast service to London Euston, Birmingham and the North.

Watford boasts an excellent range of shops including the Atria shopping centre, restaurants, hotels, bars, gyms, cinema, ten pin bowling and other leisure facilities with the internationally renowned Grove Hotel, Golf Course and Spa close by.





# A FIRST FOR WATFORD

THE FIRST CAT A + LANDLORD REFURBISHMENT IN WATFORD.  
THIRD FLOOR OFFICE WITH ITS OWN RECEPTION, MEETING  
ROOM AND BREAKOUT AREA.



EGALE ONE

3 -  
2 - Coface  
1 - Designer Group  
G - Myers Clark

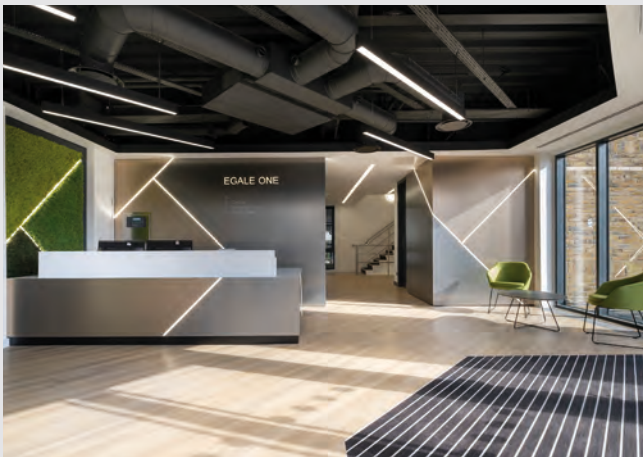
Newly refurbished reception with modern finishes and exposed services.



# CONTEMPORARY REFURBISHMENT



Fitted reception area, meeting room  
and breakout area.





# HIGH STANDARDS



New heating, cooling and ventilation with heat recovery to office area



Fitted reception, meeting room and breakout area within third floor offices



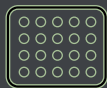
21 parking spaces (1:280 sq ft)



Shower facilities



2 passenger lifts



LED lighting with motion sensors



Newly fitted ground floor reception area



Intelligent building control systems



Car charging points



Bike racks



Underfloor powertrack

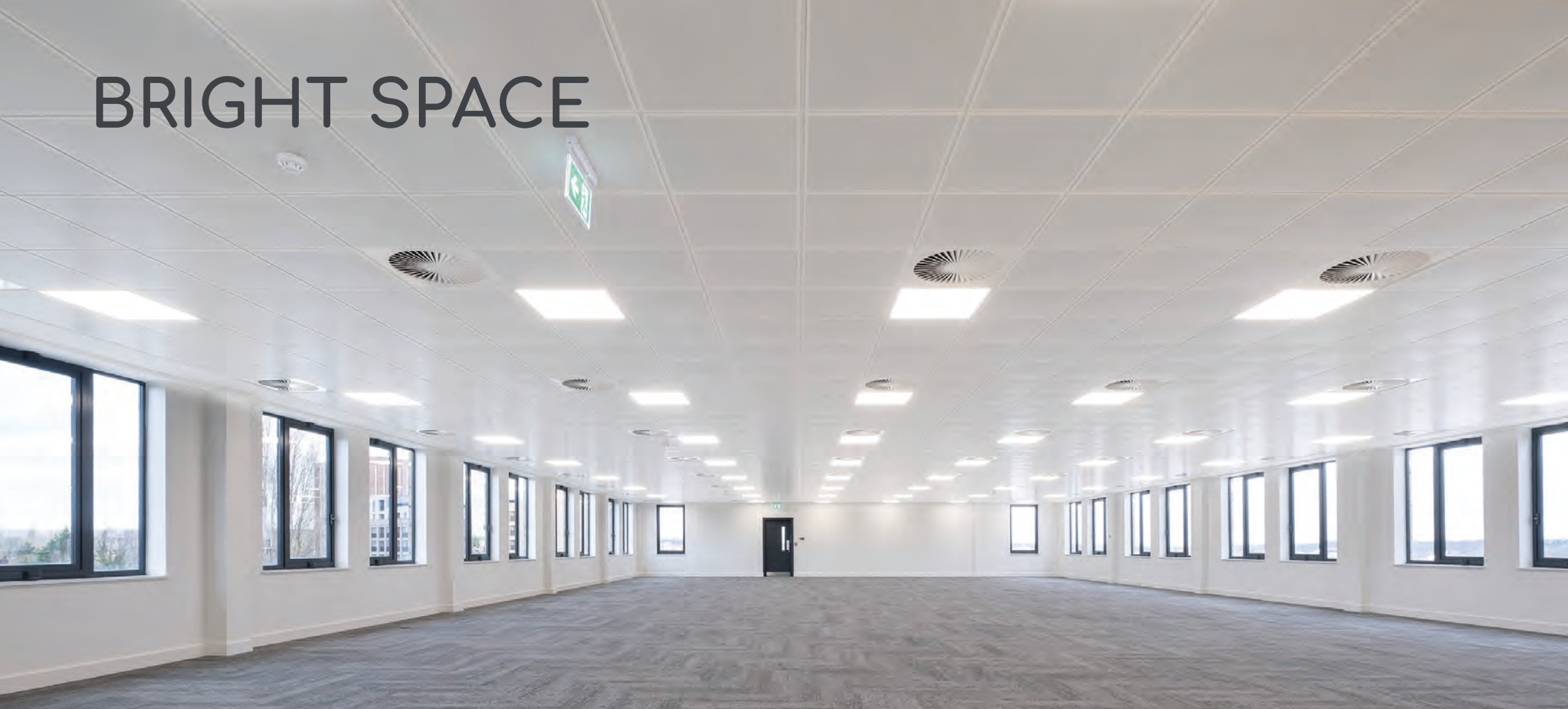


EPC Rating: B38





# BRIGHT SPACE



Column free office floor.



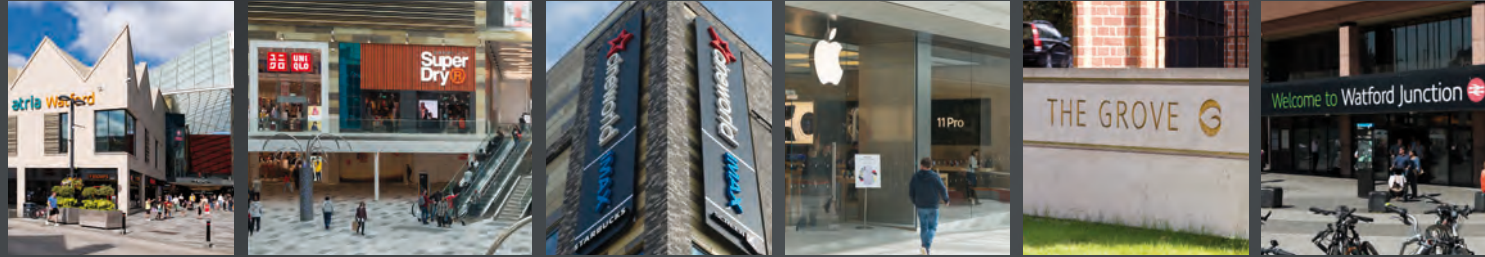
Not to scale

Second Floor – 5,777 sq ft (536 sq m)  
Third Floor – 5,866 sq ft (545 sq m)  
(Approximate IPMS3 floor area)



# Egale1

80 ST. ALBANS ROAD  
WATFORD WD17 1RP



## LOCATION

Watford is situated 19 miles north west of Central London close to the M1 and M25 motorways.

Egale 1 fronts St Albans Road (A412) within a 3 minute walk of Watford Junction station.

Watford Junction station provides regular services to London Euston, Milton Keynes and Birmingham.

Watford town centre is within a 15 minute walk.

## TRAVEL

### By Road

M1 Junction 5	2.5 miles
M25 Junction 19	3 miles
Luton Airport	17 miles
Central London	19 miles
Heathrow Airport	22 miles
Stansted Airport	44 miles

### By Rail (Fastest travel times)

London Euston	15 mins
Milton Keynes	19 mins
Birmingham New Street	68 mins

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## TERMS

Available on a new full repairing and insuring lease (by way of service charge) for a term to be agreed.

## VIEWING

By appointment through the joint agents.

