



AVAILABLE TO LET

Cassiobury House

11-19 Station Road, Watford WD17 1ET

bray
fox
smith

Office for rent, 1,106 - 4,387 sq ft, £36.00 psf (all inclusive)

To request a view or call us on 0800 333 5455

James Shillabeer
jameshillabeer@brayfoxsmith.com

Cassiobury House

11-19 Station Road, Watford WD17 1ET

To request a viewing call us on (0) 20 7629 5456



Town Centre offices available on a short term basis with on-site car parking

Cassiobury House is an imposing five-storey office building with basement and surface level parking. The building is located on Station Road directly opposite Watford Junction station and is only a few minutes' walk to the town excellent retail amenities.

Watford Junction station provides regular services to and from London Euston in under 20 minutes (direct) as well as Clapham Junction, the Midlands and the North West. Both the M1 (junction 5) and the M25 (junctions 19 & 20) are within 3 miles.

The available space is located across 3 suites on the ground floor West & 2nd floor East and total 4,264 sq ft. The suites are available individually or as whole on leases direct from the Landlord to expire no later than December 2021.

Highlights

- Cassiobury House benefits from the following specification:
- Impressive reception, common areas recently refurbished
- 14 parking spaces
- Air conditioned
- Suspended ceilings with recessed lighting
- Perimeter trunking

Property details

Rent £36.00 psf (All inclusive)

Building type Office

Planning class B1

Sizes 1,106 to 4,387 Sq ft

Lease details New all inclusive lease available direct from the landlord.

Unit	Floor	Size sq ft	Rent psf	Total pa	Notes	Status
Suite 1	Second Floor	1,380	£36.00	£45,396.00	4 car parking spaces	Available
Suite 2	Second Floor	1,110	£36.00	£39,816.00	4 car parking spaces	Available
Ground Floor West	Ground Floor	1,897	£36.00	£68,292.00	6 car parking spaces	Available
Total		4,387		£153,504.00		



More information

<https://www.realla.co.uk/m/34003-cassiobury-house-11-19-station-road>

Contact us

Bray Fox Smith
Prince Frederick House, 2nd Floor, 35-39
Maddox Street, London W1S 2PP
🌐 www.brayfoxsmith.com
☎ (0) 20 7629 5456

James Shillabeer
Bray Fox Smith
☎ 07824 663 594
✉ jamesshillabeer@brayfoxsmith.com

Paul Smith
Bray Fox Smith
☎ +44 (0) 20 7629 5456
✉ paulsmith@brayfoxsmith.com

Claudio Palmiero
Bray Fox Smith
☎ 01908 061262
✉ claudiopalmiero@brayfoxsmith.com

Viewings strictly through the appointed agents.

17/04/2020 : Property descriptions and related information displayed on this page are marketing materials provided by Bray Fox Smith. Realla does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute property particulars. Bray Fox Smith Disclaimer Bray Fox Smith for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact.