



TO LET

HIGH QUALITY OFFICE / BUSINESS SPACE
7,242 sq ft (673 sq m) OVER 2 FLOORS



FULLY
REFURBISHED



NEW AIR
CONDITIONING



NEW LED
LIGHTING



ON SITE
CAR PARKING



13 MIN WALK TO
WATFORD JUNCTION



BERYL BIKES
AVAILABLE ON SITE



M1 (J5) & A41 1 MILE
M25 (J20) 3.4 MILES



BUILDING 4

This two storey office building provides open plan accommodation which has been comprehensively refurbished together with the WC facilities and reception. It benefits from excellent natural light and a loading door to the rear, with a small goods in/store area of 696 sq ft

Reception	355 sq ft	33 sq m
Ground Floor	2,626 sq ft	244 sq m
Goods in / Storage	696 sq ft	65 sq m
First Floor	3,565 sq ft	331 sq m
TOTAL	7,242 sq ft	673 sq m

SPECIFICATION

- New ceiling mounted air conditioning cassette units
- New suspended ceiling
- New LED lighting
- Full access raised floor at first floor with provision at ground floor
- New carpet tiles
- Refurbished reception with new carpeting, lighting
- WC's on ground and first floors
- Shower facilities
- 27 car parking spaces (1:255 sq ft)
- EPC rating C

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