

PERRY HOLT

FOR SALE

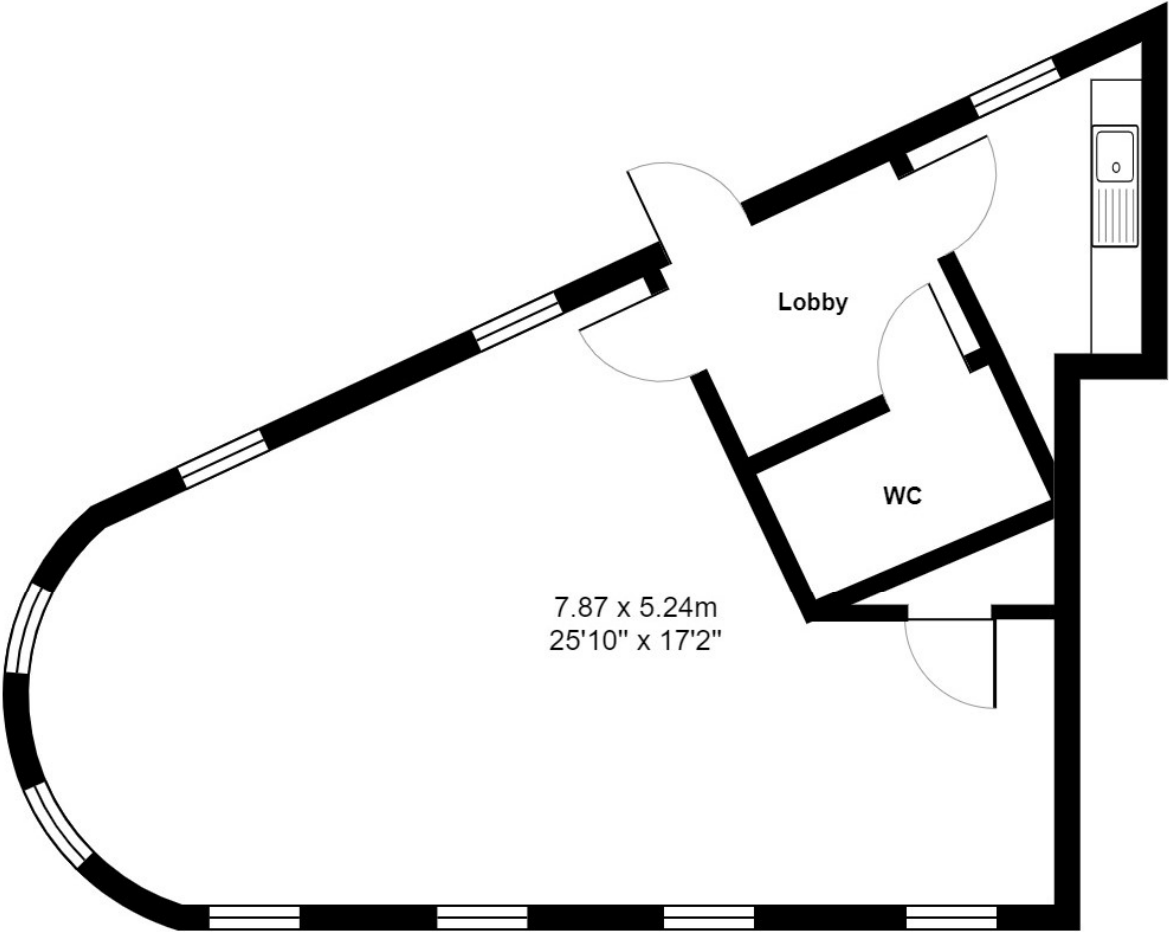
Modern ground floor office

148 Queens Road, Watford, Hertfordshire, WD17 2NX



ACCOMMODATION

	Sq ft	Sq m
Total	430	39.95



All measurements are approximate, Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Fitted kitchen
- ✓ Suspended ceiling with inset lighting
- ✓ Cassette type air conditioning
- ✓ Gas central heating

LOCATION

The property is located on Queens Road between the Town Centre shops and Watford Junction Station. Watford itself is Hertfordshire's main commercial hub. Located approximately 20 miles North of London and some 7 miles from St Albans. Enjoying very good transport links, train services to London Euston (14 mins) and numerous bus routes. Road connections are good with the M1 motorway at Junction 5 some 1.6 miles from the property, and Junctions 19 and 20 of the M25 some 3.2 and 3.8 miles respectively.

DESCRIPTION

Comprises a modern ground floor fully fitted Class E property, ready for occupation. The office comprises approximately 430 sq ft (39.95 sq m) IPMS 3 (net internal equivalent). The property has been comprehensively fitted out with cassette type air-conditioning, suspended ceiling, and gas central heating.

All the desks, cabinets, fitted filing, fixtures and fittings available by discussion/negotiation.

PRICE

£160,000 for the long leasehold interest Approximately 988 years remaining.

SERVICE CHARGE

Previous 6 months charged at £459.83

VAT

We understand that VAT is not currently payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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