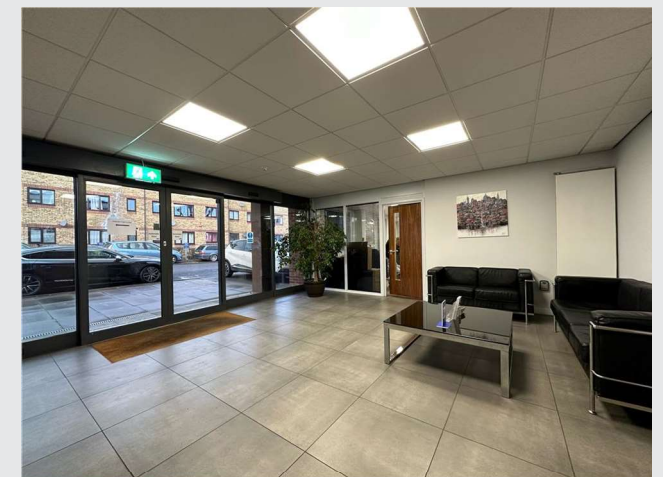


PERRY HOLT

TO LET

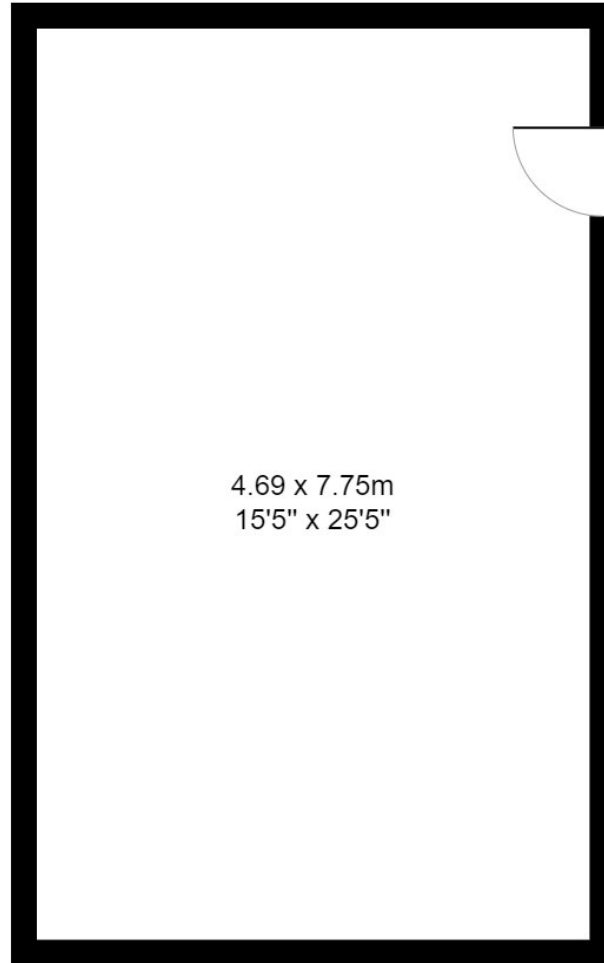
GOOD QUALITY AIR CONDITIONED
OFFICE SUITE

Eclipse House, Suite 3, 20 Sandown Road,
Watford, Hertfordshire, WD24 7AE



ACCOMMODATION

	Sq ft	Sq m
Total	417	38.74



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

- ✓ Suspended Ceiling with LED Inset Lighting
- ✓ Carpet
- ✓ Air Conditioned
- ✓ 2 parking spaces

LOCATION

Eclipse House is situated on the corner of Bushey Mill Lane and Sandown Road, North Watford, a short walking distance from Watford North Railway Station and within convenient reach of Watford Town Centre, the M1 at Junction 5 and from there to the M25 at Junction 21.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Comprises the one remaining high quality office suite, on the first floor with additional communal kitchen/meeting room facilities. The suites have the benefit of data and phone lines installed with the telephone system designed for low cost usage.

TERM

A new lease for a term to be agreed.

RENT

£7,800 per annum exclusive

RATES

Rateable value: £9,000. Rates payable 22/23: £4,491

Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is payable on the rent

PERRY HOLT

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