

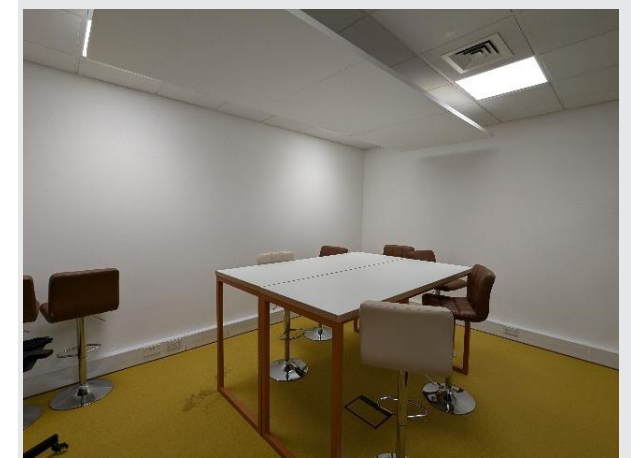
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

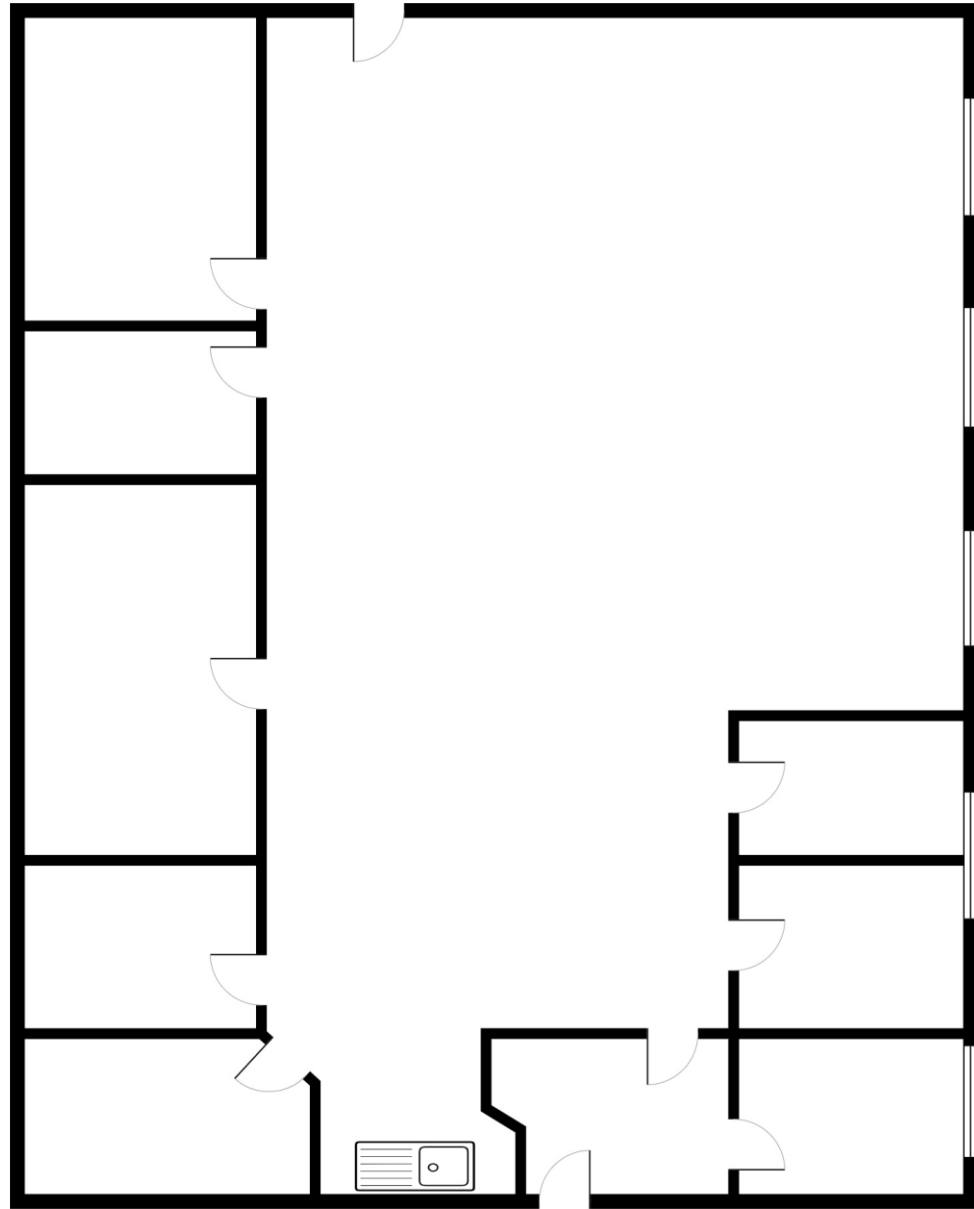
Air Conditioned office with parking

Suite 2, Base Camp, 1 Rhodes Way, Watford, WD24 4YW



ACCOMMODATION

	Sq ft	Sq m
Suite 2	2,648	246



AMENITIES

- ✓ Air Conditioning
- ✓ Open plan style
- ✓ 8 Car parking spaces
- ✓ Internal individual suites

LOCATION

The property is located at the top end of Rhodes Way, a spur road off Colonial Way, which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1 mile). Junction 19 of the M25 is circa 3 miles both providing access to the national motorway network. Watford Junction Station (circa 1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

DESCRIPTION

A large open plan style office with a kitchenette and individual suites. The space is vast and can be versatile to a company's requirements. There are 8 smaller private suites that are on the outskirts of the space which allow for individual offices or meeting rooms. The kitchenette is modern and is by the entrance to the suite. The W/C's are communal and shared with only one other suite. There is also allocated parking for 8 cars.

RENT

£28,000 per annum exclusive

RATES & SERVICE CHARGE

Rates Payable - Rates to be confirmed with Watford Borough Council.

Service Charge - £2,750 per annum which includes air conditioning servicing.

VAT

We understand that VAT is payable on the rent.

EPC

C71

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk