

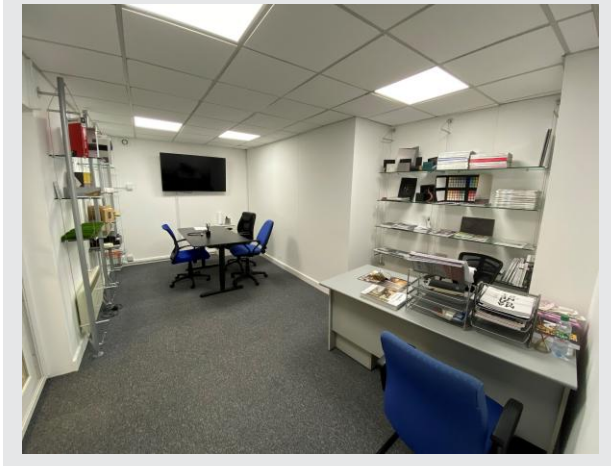
# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

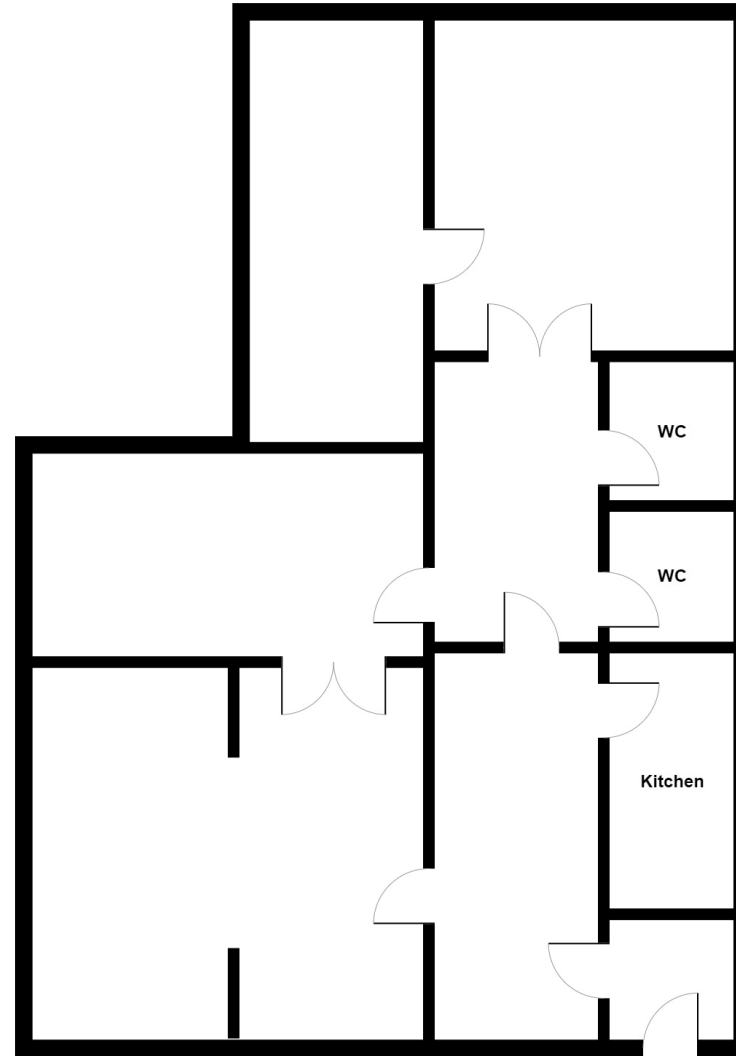
Good value ground floor  
offices/showroom

Unit B 100, Cecil Street, Watford, Hertfordshire, WD24 5AP



## ACCOMMODATION

Total 1,432 sq ft 133 sq m



All measurements are approximate and for information purposes only

## AMENITIES

- ✓ Approximately 1,432 sq ft / 133.03 sq m GIA
- ✓ 2 allocated car parking spaces
- ✓ W/C facilities
- ✓ Flooring

## LOCATION

The property is situated off Cecil Street which runs between Leavesden Road and St Albans Road in North Watford. Well located with local transport facilities and shops, together with easy access to Watford Town Centre, Watford Junction Railway Station and the M1 and M25 motorways.

## DESCRIPTION

Good value, self-contained offices/showroom to let on the ground floor of approximately 1,432 sq ft/133.03 sq m GIA. The space is currently configured as partitioned offices with rear storage/showroom space along with two w/c's and kitchen. The space has the benefit of 2 allocated parking spaces.

## TERM

The space is available for a term of up to 3 years.

The lease will be outside the security provisions of the Landlord & Tenant Act 1954 (as amended)

## RENT

£15,000 per annum exclusive

## RATES

Rateable value from 1<sup>st</sup> April 2026: £17,750 per annum exclusive.

## EPC Rating:

E111

## VAT

We understand that VAT is payable on the rent.

## 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