

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

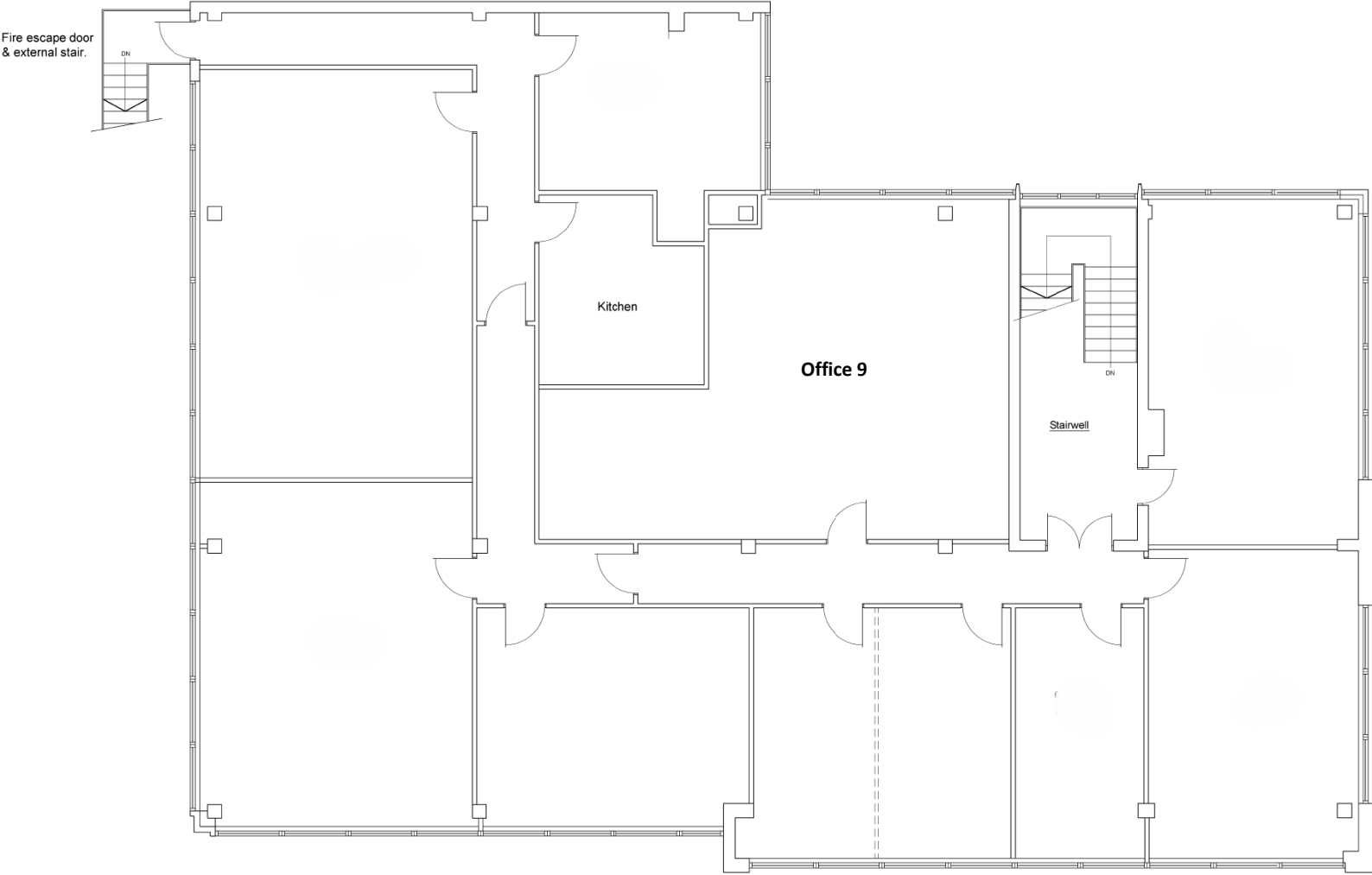
**FIRST FLOOR GOOD QUALITY AIR
CONDITIONED OFFICE SUITE**

Office 9 Eclipse House, 20 Sandown Road, Watford,
Hertfordshire, WD24 7AE



ACCOMMODATION

	Sq ft	Sq m
Office 9	691	64.19



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
- ✓ Carpeted
- ✓ Air conditioned
- ✓ 2 car 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

This high-quality office suite located on the first-floor has the benefit of data and phone lines installed with the telephone system designed for low cost usage. The suite also benefits from communal kitchen and W/C facilities along with two allocated car parking spaces.

TERM

A new lease for a term to be agreed.

RENT

Office 9 - £14,000 per annum exclusive.

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

BUSINESS RATES

Current rateable value 26/27: £12,250. Rates payable should be verified with Watford Council. Tel: 01923 278466.

SERVICE CHARGE

Service charge payable of £5,762.94 per annum.

VAT

We understand that VAT is payable on the rent.

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