

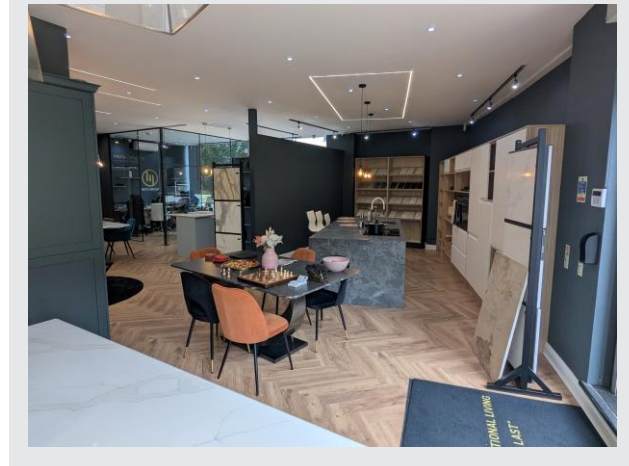
# PERRY HOLT

PROPERTY CONSULTANTS

**TO LET** Due to relocation

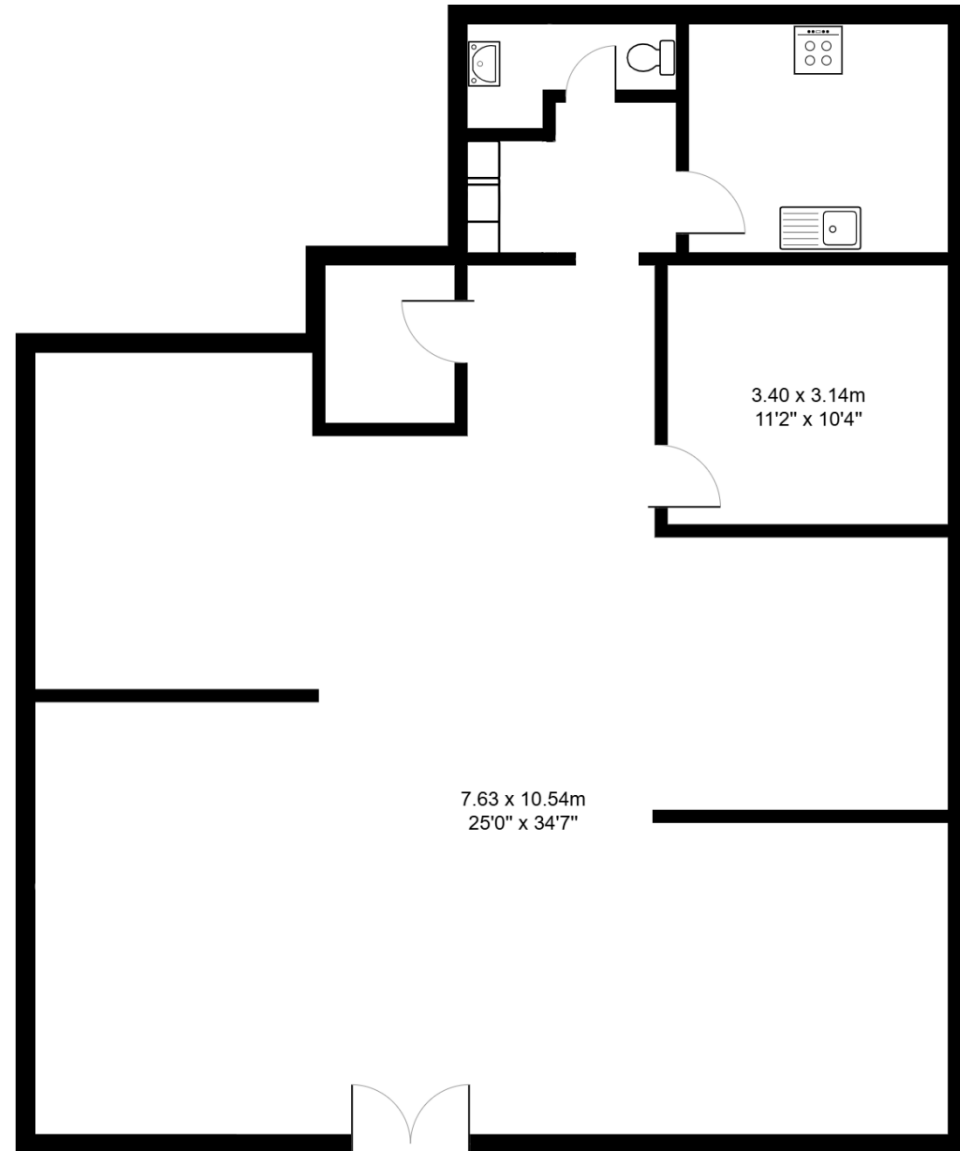
**Prominent ground floor office/Class E premises...**

**Unit 5, 10 Beechen Grove, Watford, WD17 2AD**



## ACCOMMODATION

	Sq ft	Sq m
Total	1,325	123.09



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 its accuracy.

## AMENITIES

- ✓ Approximately 1,325 sq ft net internal
- ✓ Suitable for alternative uses under Class E, subject to consent.
- ✓ 5 secure allocated car parking spaces
- ✓ Wall mounted A/C units

## LOCATION

Situated on Beechen Grove opposite the Harlequin Shopping Centre, close to Watford High Street and within one mile of Watford Junction Station. Easy access to the M1 at Junction 5 and thereby to the M25 and the whole motorway system throughout the South East.

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

A prominent corner commercial unit (Class E Use) comprising some 1,325 sq ft. The property has the benefit of wall mounted air conditioners, 5 allocated car parking spaces, W/C Facilities and a server room with A/C. (All are not tested) The premises have good floor to ceiling height, with a concrete floor which could accommodate a raised floor.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

£35,000 per annum exclusive

## RATES

Rateable value £31,250.

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

## SERVICE CHARGE

To be a fair proportion of the cost of maintaining those parts of the premises relevant to the demise.

## EPC

E 109

# PERRY HOLT

PROPERTY CONSULTANTS

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

perryholt.co.uk

**JOEL LOBATTO**

DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk