

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Modern Air Conditioned First
Floor Office

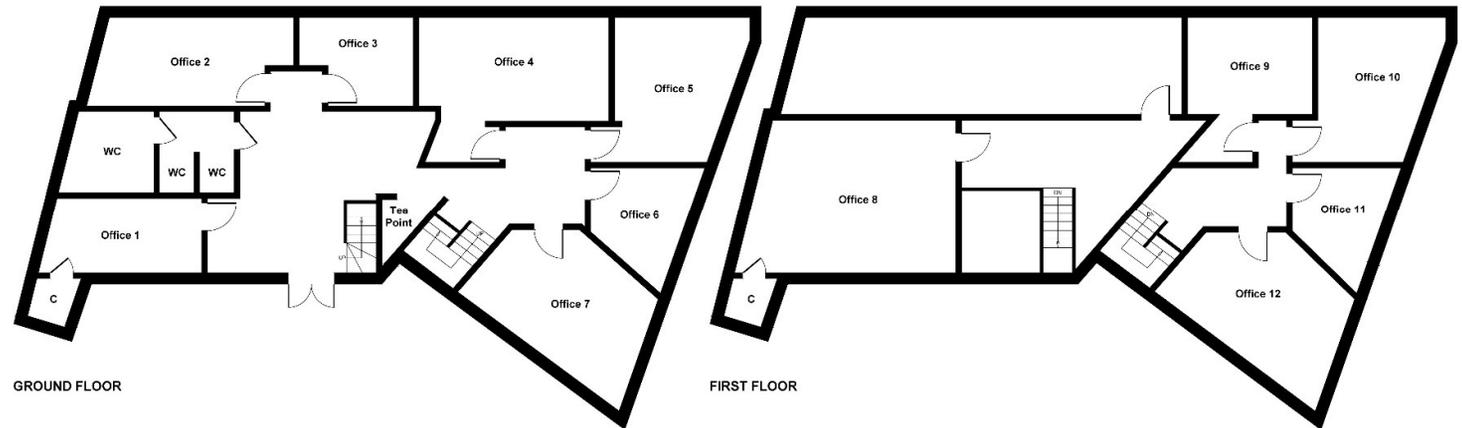
Office 9 Brookside Works, Local Board Road,
Watford, Hertfordshire, WD17 2JP



ACCOMMODATION

Total 140 sq ft

Brookside Works, 1a Local Board Road, Watfor



Not to Scale. Produced by The Plan Portal 2020
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AMENITIES

- ✓ 24 hour access
- ✓ Security alarm
- ✓ CAT 5 cabling
- ✓ BT telephone points
- ✓ Intercom entry system
- ✓ Wall mounted electric heaters

LOCATION

The premises are situated off the Lower High Street adjacent to Glynn Hopkin Nissan Showroom and in close proximity of the Atria Watford Shopping Centre and High Street, Train Station.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The property is entered via electrically operated gates and was renovated by the owner to a high specification and offers individual offices in various sizes over ground and first floors.

RENT

Office 9 - £3,450 per annum exclusive

SERVICE CHARGE

A service charge of £1,570 per year is payable and not included in the above rent.

RATES

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

VAT

We understand that VAT is payable on the rent

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