HILLE BUSINESS CENTRE

132 ST ALBANS ROAD **WATFORD** WD24 4AE

OFFICE AND INDUSTRIAL ACCOMODATION WITHIN WALKING DISTANCE OF WATFORD JUNCTION STATION

SUMMARY

The estate in the late 1890's was occupied by Wells Brewery and subsequently taken over by Benskins, a big local brewer.

In 1959, Ray Hille bought the site in order to move and modernise the family furniture business Hille International, which originated in the East End of London. Whilst building new buildings, an original 1900's brick building was retained in the middle of the site.

The company, in the 1980's created smaller, lettable units and constructed a fifth building, all of which have been occupied by various users. A management office is retained on site.

The Hille Business Centre is just to the North of central Watford and very close to the hub of the local and national transport systems.

North Watford is attracting large scale residential developments including 'The Eight Gardens' development under construction, managed by Berkeley Homes which is on the adjacent site.

The available units offer a good opportunity for companies to accrue economical business accommodation in a living part of Watford to enable growth, so the business develops.

Suites are available, either combined or separately, on a short or long lease.

Walking distance to Watford Junction station

Good on-site parking provision

Close to numerous local amenities including cafes, shops and pubs

Kitchen facilities

Comfort cooling and central heating

M1 J5 within 2.3 miles and swift access to the M25 motorway J19, J20 and J21 within 3.5 miles

CLICK TO VIEW ONLINE GALLERY

WATFORD JUNCTION
(10 MINS WALK)
'THE EXCHANGE' RESIDENTIAL SCHEME OF 1,300 NEW HOMES
PRIMARY SCHOOL UNDER DEVELOPMENT
HILLE BUSINESS CENTRE
A412
ST ALBANS ROAD

THE ESTATE & LOCATION

Spanning 2.24 acres, Hille Business Centre offers versatile office spaces and commercial facilities designed to meet the diverse needs of businesses of all sizes.

The estate is situated in Central Watford with close proximity to the M1 (J5) and M25 (J19), (J20) and (J21). Watford Junction station is within conveniently short walking distance, as is the Town Centre. St Albans Road provides a wide range of amenities including a post office, cafés, restaurants and convenience shopping.

The town centre is also close by, which is well served by extensive retail facilities including the Atria shopping centre which has been significantly extended including a new multiplex cinema and bowling alley.

Google Maps

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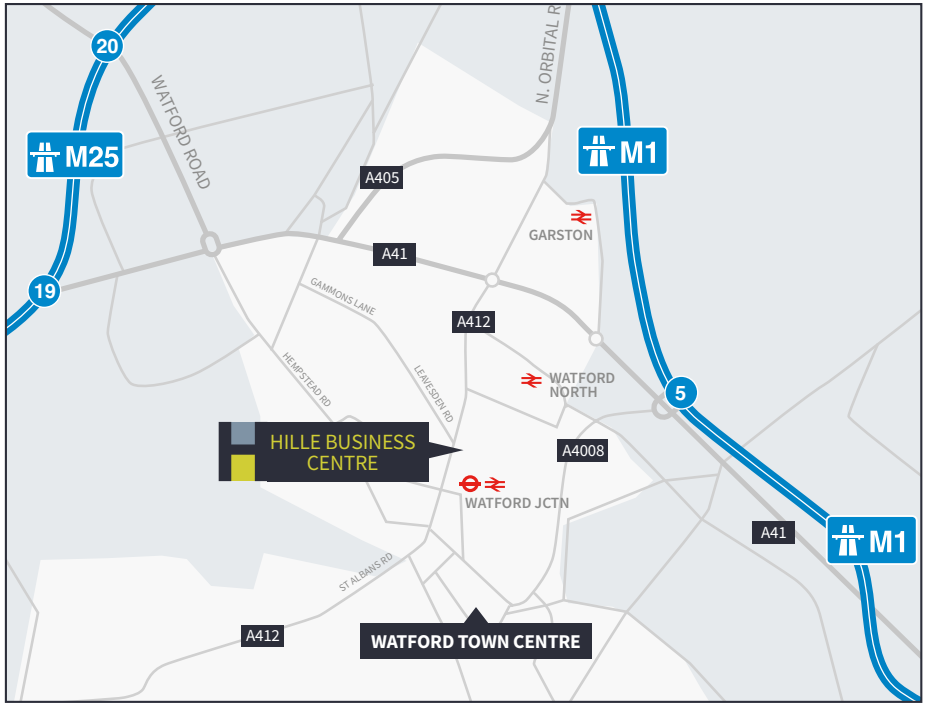
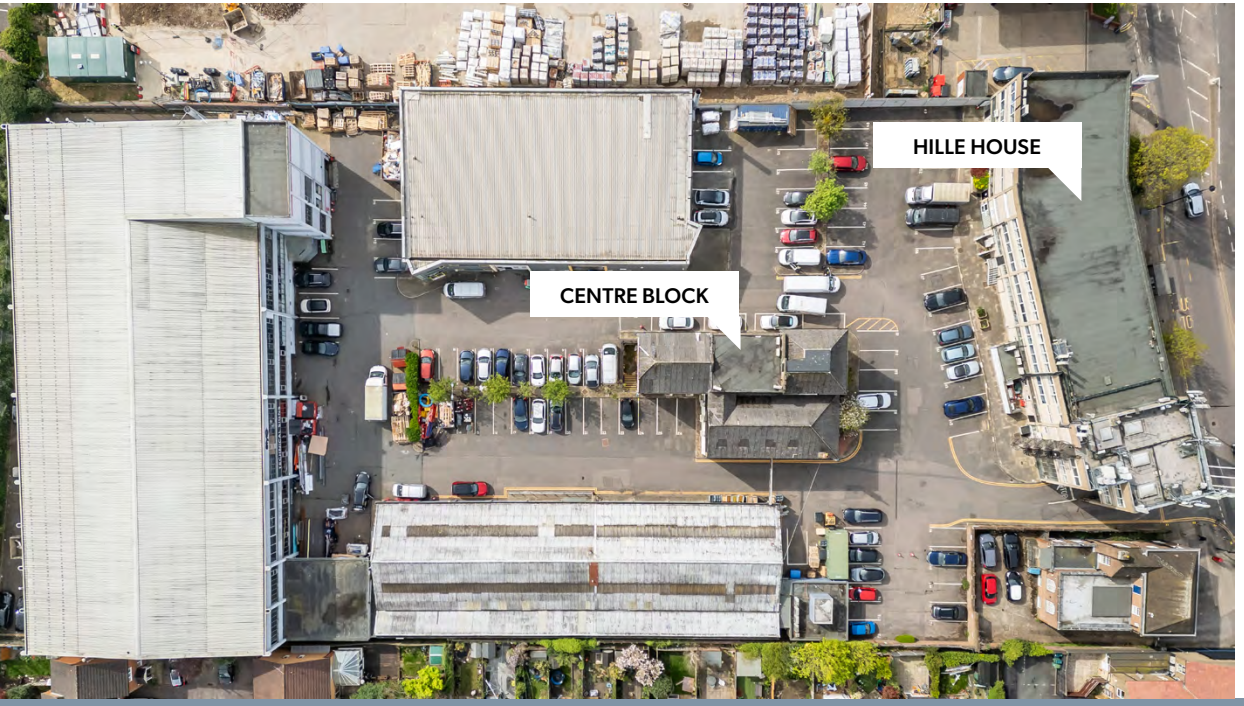




TRAVEL DISTANCES

Watford Junction Station	0.5 miles
Watford Town Centre	1 mile
A41	1.3 miles
M1 (Junction 5)	2.3 miles
M25 (Junction 19)	3.5 miles

HILLE HOUSE

The accommodation comprises particularly light and predominately open plan offices on the second floor of this prominent office building, with windows to both the front and rear elevations. The space benefits from air conditioning cassettes, kitchen facilities and parking.

Suite 1 (1st Floor)	440 sq ft	40.87 sq m
Suite 1 (2nd Floor)	1,471 sq ft	136.66 sq m
Suite 2 (2nd Floor)	1,524 sq ft	141.58 sq m
Suite 3 (2nd Floor)	739 sq ft	68.66 sq m
(Option 1)	290 sq ft	26.94 sq m
(Option 2)	313 sq ft	29.08 sq m
(Option 3)	426 sq ft	39.58 sq m
(Option 4)	449 sq ft	41.71 sq m

**Suites 1 & 2 are able to be combined to provide 2,995 sq ft total*

EPC

Each suite has it's own EPC rating. Further details available on request.

Tenure

The suites are available, either combined or separately, by way of a new lease for a term to be agreed.

Rent

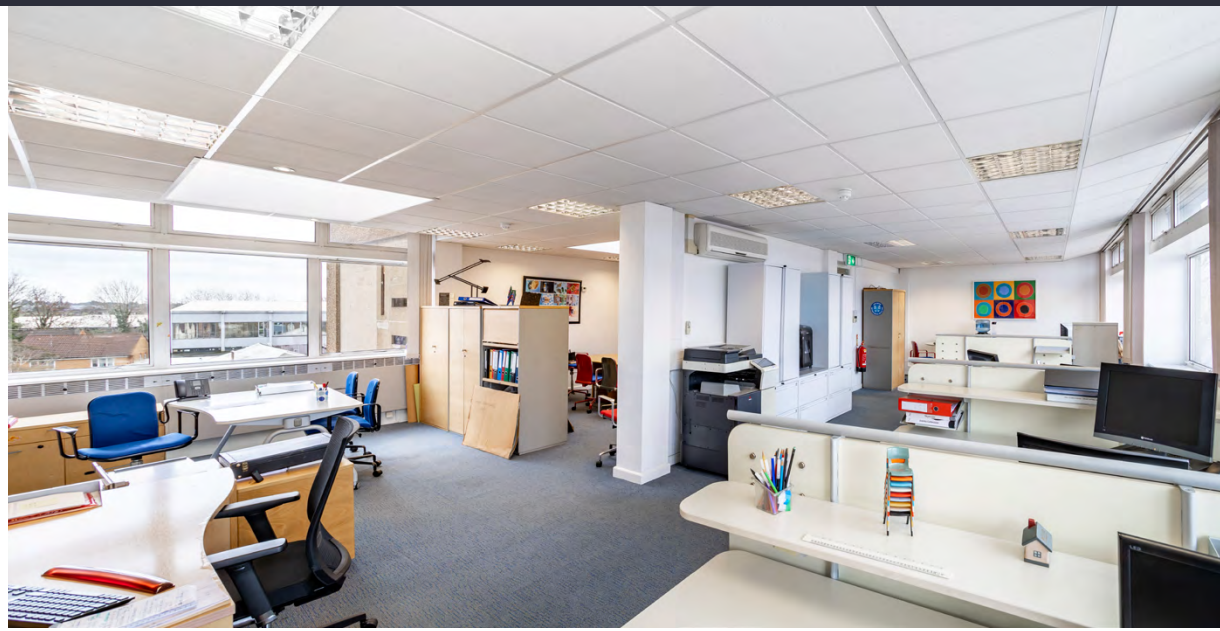
Upon application.

Rates

For information regarding business rates payable from 1st April 2024, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



CENTRE BLOCK

The property is a former Victorian brewery that has been converted into character office accommodation that is situated centrally within the estate. The available suites comprise self contained offices across the ground, first and second floors. The common areas provide communal facilities including a kitchen and WC amenities. Some suites have tea making facilities.

Ground Floor	NOW LET	
Ground Floor	NOW LET	
First Floor	NOW LET	
First Floor	1,182 sq ft	109.81 sq m
Second Floor - East	NOW LET	
Second Floor - West	385 sq ft	35.77 sq m

EPC

Each suite has it's own EPC rating. Further details available on request.

Tenure

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Rent

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Rates

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth. 05/25

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