

An aerial photograph of a large, multi-story brick building with a corrugated metal roof. The building has several windows and a prominent chimney. In the foreground, there is a parking lot with a dark car and a black van. The text 'PARK HOUSE II' is written in large white letters, followed by '15-23 GREENHILL CRESCENT' and 'WATFORD' in even larger white letters. Below that, 'WD18 8PH' is written in smaller white letters.

PARK HOUSE II
15-23 GREENHILL CRESCENT
WATFORD
WD18 8PH

bf.

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To Let - Open Plan Office and Studio Space 2,631 Sq.ft

PARK HOUSE II GREENHILL CRESCENT WATFORD

WD18 8PH

Open Plan Office Space

TO LET

KEY DETAILS

- Prominent roadside position
- Good natural lighting
- Suspended ceilings
- LED lighting
- High ceiling studio space
- Well established business estate

AMENITIES



PARK HOUSE II GREENHILL CRESCENT WATFORD

WD18 8PH

Open Plan Office Space
TO LET

ACCOMMODATION

	Size Sq.m	Size Sq.ft
<i>Innovation House</i>	244.40	2,631

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

Innovation House is comprised of largely open plan office/studio space across ground and first floors. The property is located towards the front of the site with good roadside visibility. The ground floor has suspended ceilings, LED lighting, laminate flooring and gas central heating. The first floor space is of a shell and core specification and has great natural lighting, making it suitable for a variety of potential uses (subject to necessary planning consents as appropriate).



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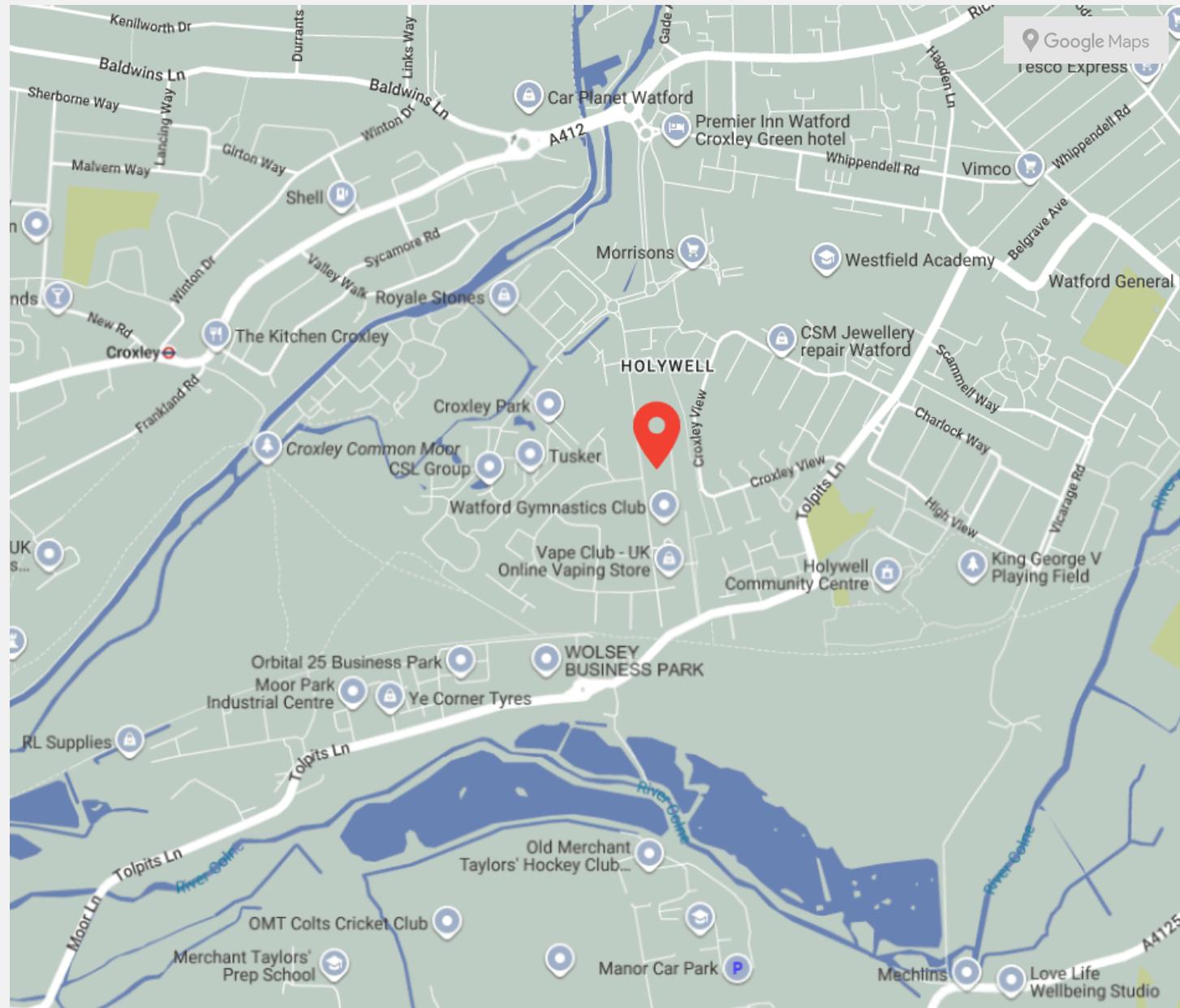
LOCATION

The subject properties are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre. The surrounding area comprises a mixture of detached mixed industrial units as well as a range of small single storey terraced units, secondary office accommodation and motor trade premises.

Croxley Station is located approximately 1.4 miles west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

TRANSPORT

- 🚆 Croxley Station - 4 minute drive
- 🚆 Watford Junction Station - 7 minute drive
- 🛣️ M25/M1 - Approximately 15 minutes drive



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TERMS

Available to let on a new lease, direct from the Landlord on terms to be agreed.

RENT

£31,500 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge payable for the purposes of repair and maintenance of the communal elements. The service charge is inclusive of business rates. Further details are available upon request.

EPC

Details available upon request.

BUSINESS RATES

All rates payable are to be included as part of the service charge.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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