

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

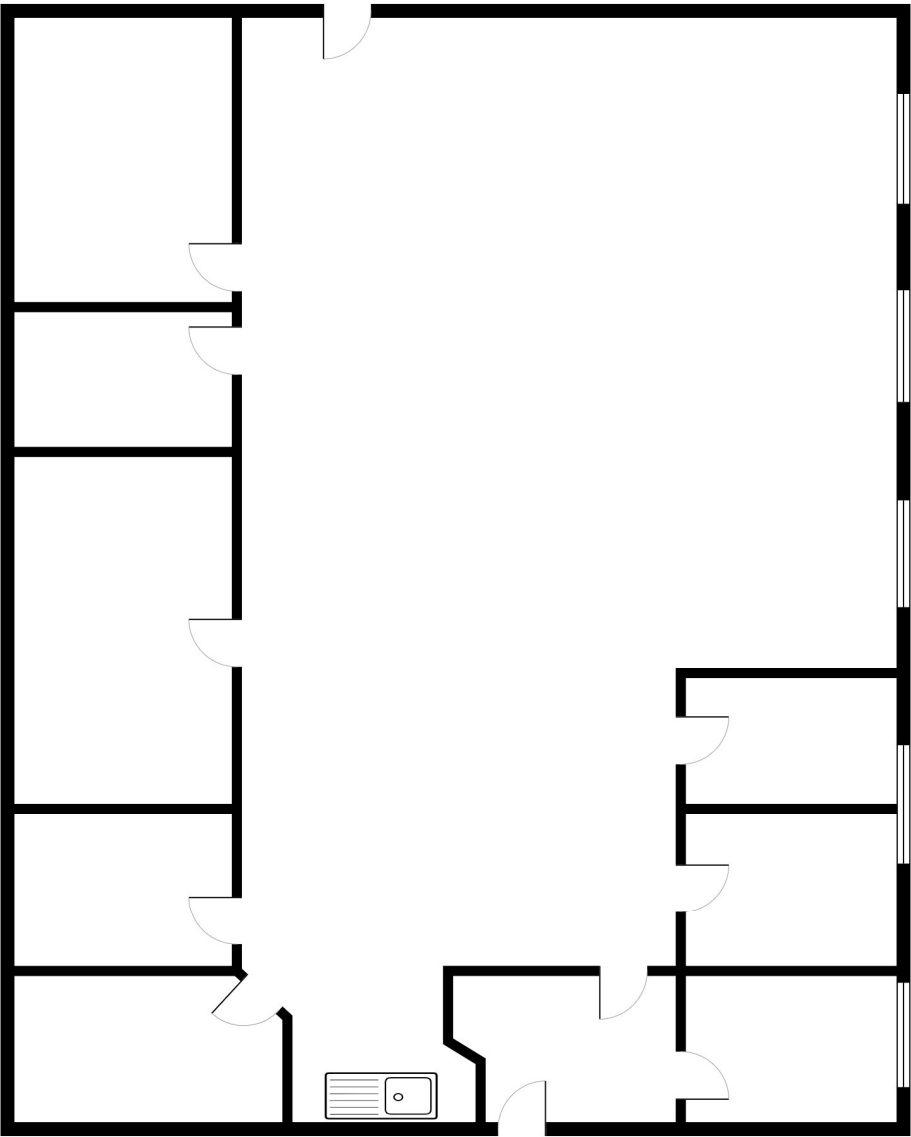
Air Conditioned office with parking

Suite 2, Base Camp, 1 Rhodes Way, Watford, WD24 4YW



ACCOMMODATION

	Sq ft	Sq m
Suite 2	2,648	246



## AMENITIES

- ✓ Air Conditioning
- ✓ Open plan style
- ✓ 8 Car parking spaces
- ✓ Internal individual suites

## LOCATION

The property is located at the top end of Rhodes Way, a spur road off Colonial Way, which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1 mile). Junction 19 of the M25 is circa 3 miles both providing access to the national motorway network. Watford Junction Station (circa 1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick

## DESCRIPTION

A large open plan style office with a kitchenette and individual suites. The space is vast and can be versatile to a company's requirements. There are 8 smaller private suites that are on the outskirts of the space which allow for individual offices or meeting rooms. The kitchenette is modern and is by the entrance to the suite. The W/C's are communal and shared with only one other suite. There is also allocated parking for 8 cars.

## RENT

£32,500 per annum exclusive

## RATES & SERVICE CHARGE

Rates Payable - £8psqft

Service Charge - £2,750 per annum which includes air conditioning servicing.

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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