

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

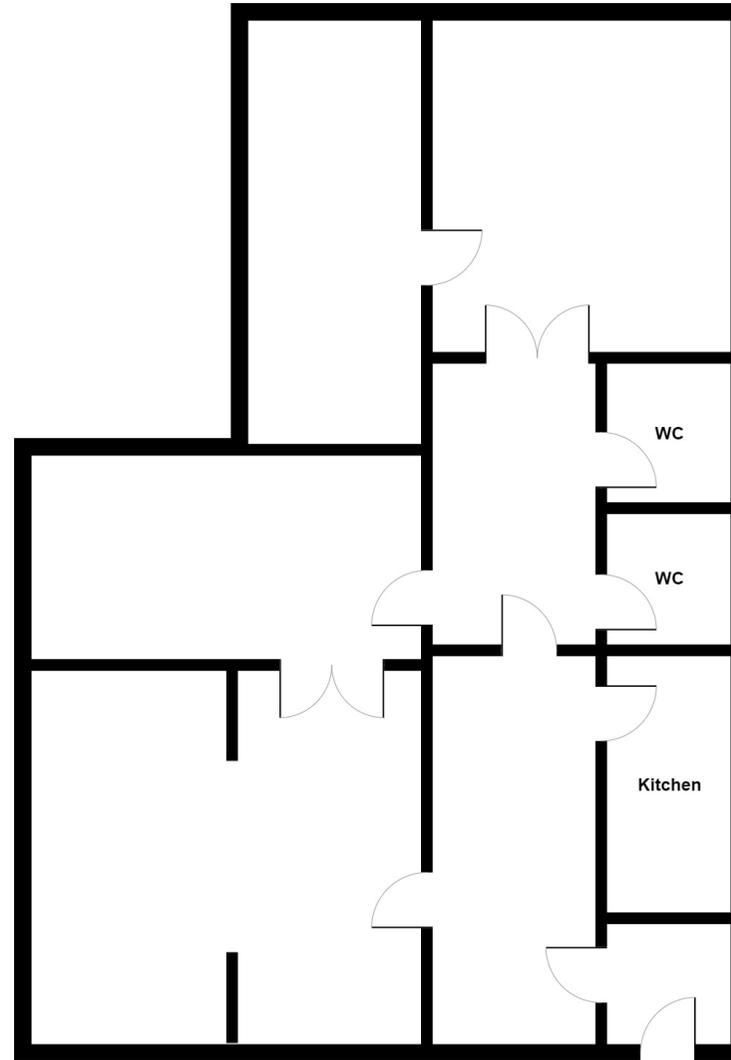
Good value ground floor
offices/showroom

Unit B 100, Cecil Street, Watford, Hertfordshire, WD24 5AP



ACCOMMODATION

Total 1,432 sq ft 133 sq m



All measurements are approximate and for information purposes only

AMENITIES

- ✓ Approximately 1,432 sq ft / 133.03 sq m GIA
- ✓ 2 allocated car parking spaces
- ✓ W/C facilities
- ✓ Flooring

LOCATION

The property is situated off Cecil Street which runs between Leavesden Road and St Albans Road in North Watford. Well located with local transport facilities and shops, together with easy access to Watford Town Centre, Watford Junction Railway Station and the M1 and M25 motorways.

DESCRIPTION

Good value, self-contained offices/showroom to let on the ground floor of approximately 1,432 sq ft/133.03 sq m GIA. The space is currently configured as partitioned offices with rear storage/showroom space along with two w/c's and kitchen. The space has the benefit of 2 allocated parking spaces.

TERM

The space is available for a term of up to 3 years.

The lease will be outside the security provisions of the Landlord & Tenant Act 1954 (as amended)

RENT

£15,000 per annum exclusive

RATES

Rateable value from 1st April 2026: £17,750 per annum exclusive.

EPC Rating:

E111

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY

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