

# PERRY HOLT

PROPERTY CONSULTANTS

## FOR SALE/TO LET

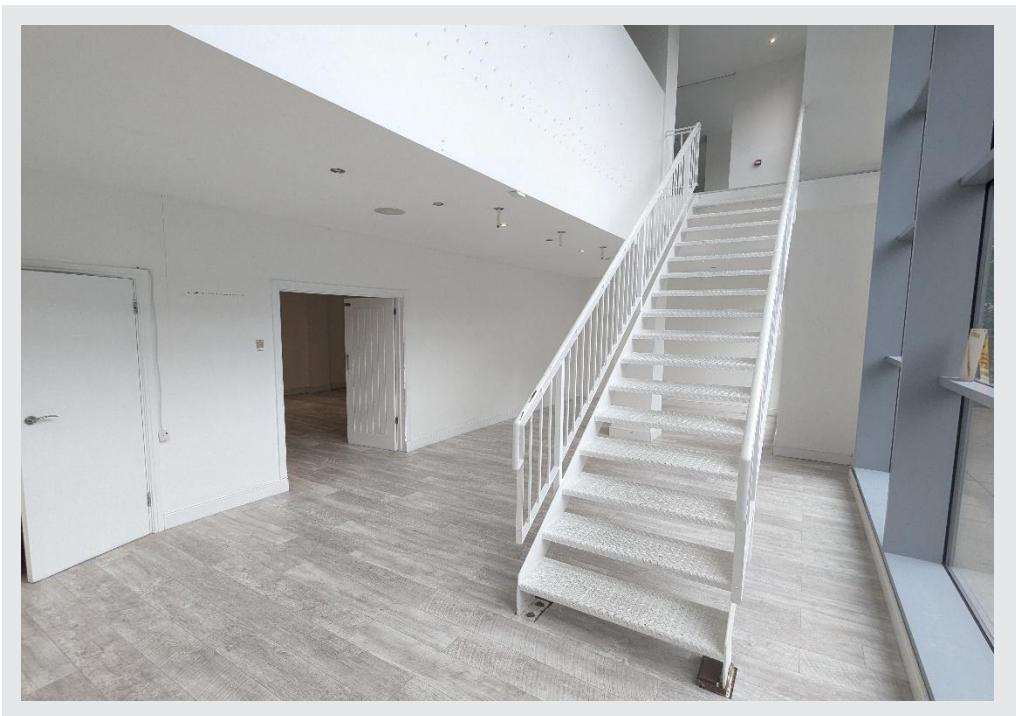
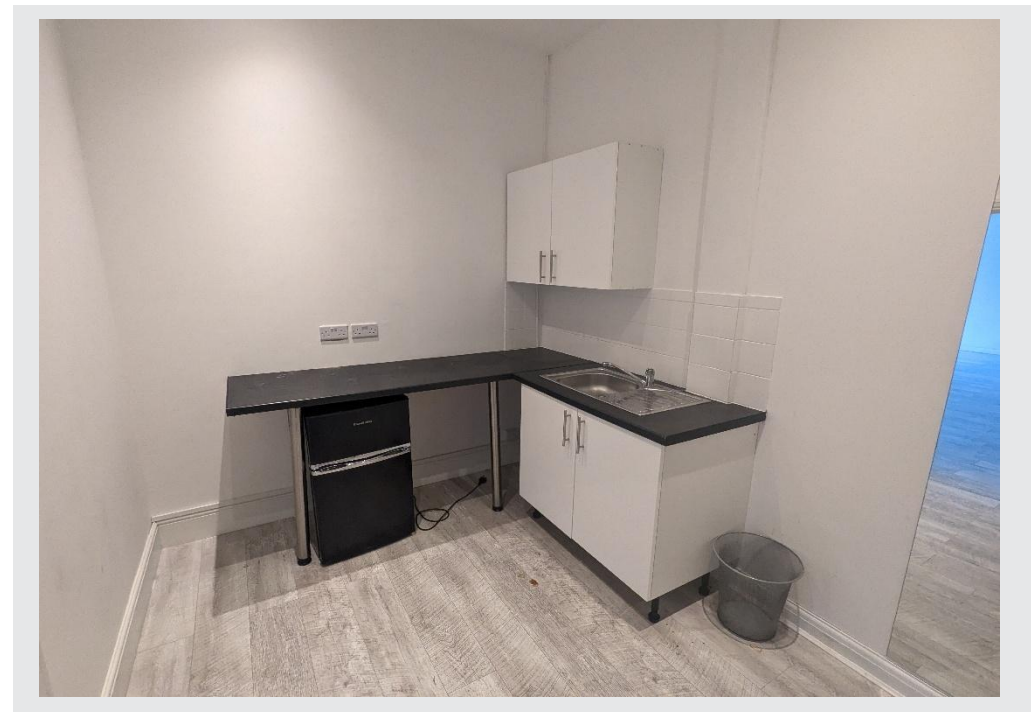
Approximately 1,750 sq ft modern office with  
leisure use in Watford Town Centre...

4 Wilmington Close, Watford, WD18 0FQ



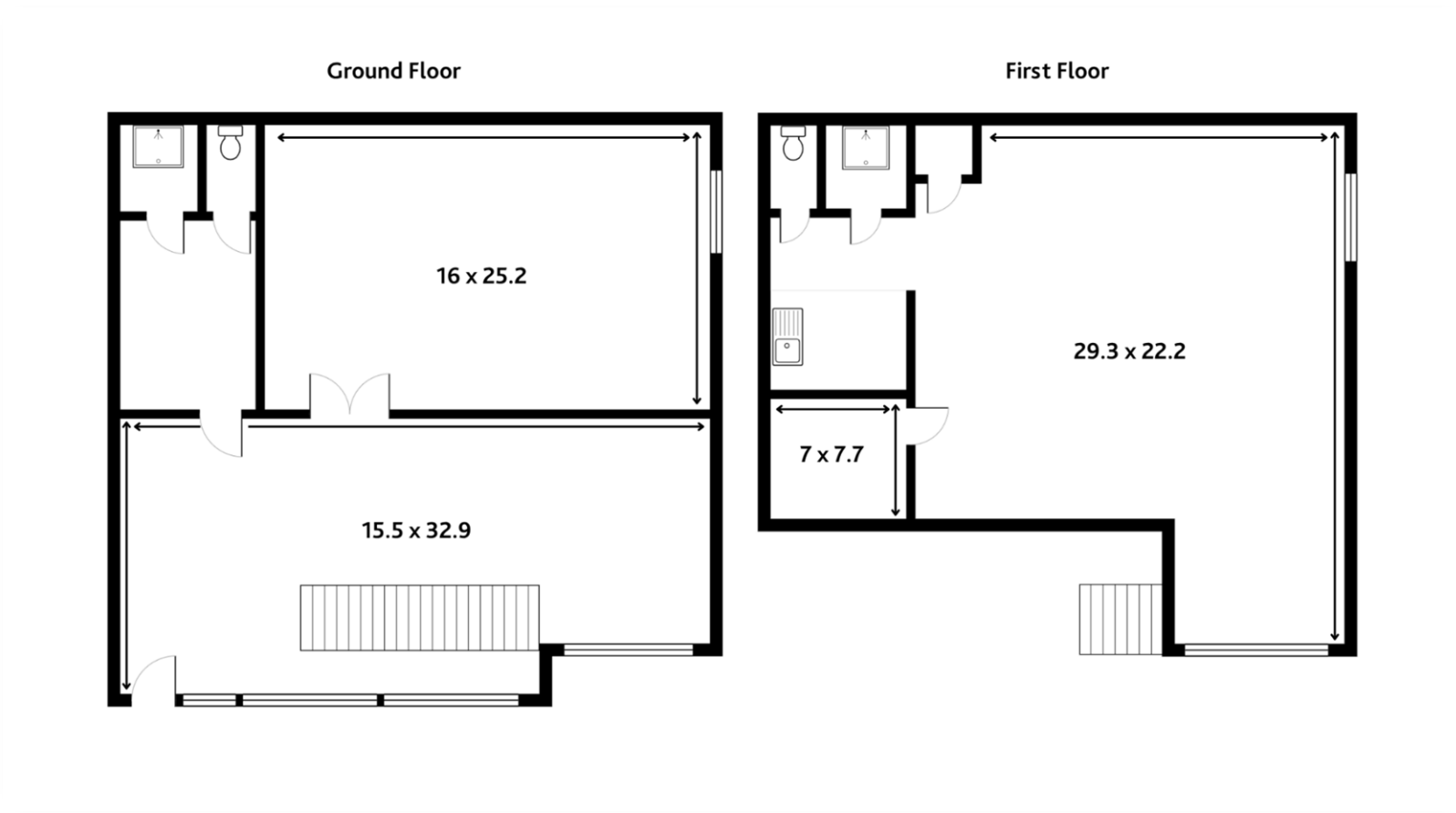
These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.





ACCOMMODATION

|              | Sq ft | Sq m   |
|--------------|-------|--------|
| Ground Floor | 942   | 87.51  |
| First Floor  | 808   | 75.07  |
| Total        | 1,750 | 162.58 |



## AMENITIES

- ✓ Ground and first-floor offices
- ✓ W/C and shower facilities
- ✓ First-floor kitchen
- ✓ Walking distance to Watford High Street and The Harlequin Shopping Centre
- ✓ Secure basement parking for three cars
- ✓ Short walk to Watford Junction Station

## LOCATION

Wilmington Close occupies a prominent position on Upton Road, adjacent to Exchange Road, in a highly accessible area of Watford. The property is within walking distance of Watford High Street, the Harlequin Shopping Centre and three main railway stations: Watford Junction, Watford High Street, and Watford Metropolitan.

Watford Junction offers frequent rail services to London Euston in as little as 16 minutes, as well as direct connections to the Midlands, the North West, and Clapham Junction. The property also benefits from excellent road links, being approximately 3.2 miles from Junction 19 of the M25 and 2.2 miles from Junction 5 of the M1.

## DESCRIPTION

This self-contained office space offers modern office accommodation across the ground and first floors, accessed by side access. Each floor benefits from WC facilities, shower amenities and heating and comfort cooling, providing convenience for occupiers. Whilst the first-floor benefits from kitchen facilities. A further advantage is the secure basement parking, with spaces for up to three cars.

## PRICE/RENT

£585,000 for the 999 year long leasehold interest which commenced February 2011 with vacant possession.

Alternitavely, the landlord would rent the office for £35,000 per annum exclusive on a full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is payable towards maintenance of common parts of the development.

## RATES

Current rateable value: £43,250. Interested parties should contact Watford Borough Council – 01923 226400 to verify the rates payable.

## VAT

We understand that VAT is currently payable on the sale price/rent and service charge.

## EPC

C 75

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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