

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

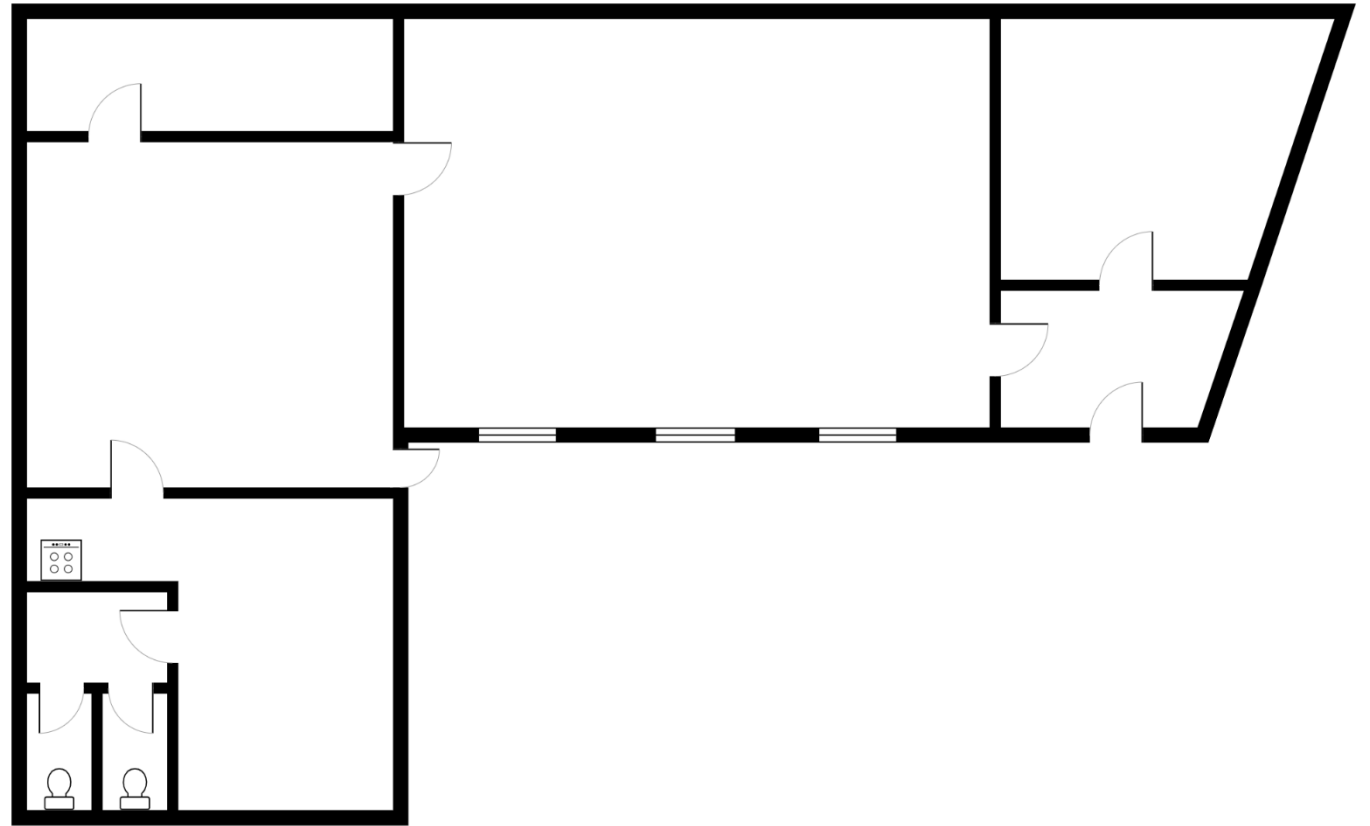
Self-contained storage/office unit
with yard

Units P & Q, 100 Cecil Street, Watford, WD24 5AP



ACCOMMODATION

	Sq ft	Sq m
Storage/Office	1,497	139.07
Yard	800	74.32



AMENITIES

- ✓ Secure yard
- ✓ Kitchen
- ✓ W/C facilities
- ✓ Open-plan office and storage space

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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Single storey, self-contained storage/office unit with a gross internal floor area of approximately 1,497 sq ft / 137.09 sq m. Benefitting from a yard of approximately 800 sq ft/ 74.32 sq m. The property is secure and benefits from gated access.

TERM

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

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

RENT

£20,000 per annum exclusive.

RATES

Rateable value: £17,750 per annum exclusive.

EPC RATING

E106

VAT

We understand that VAT is payable on the rent.

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FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk