

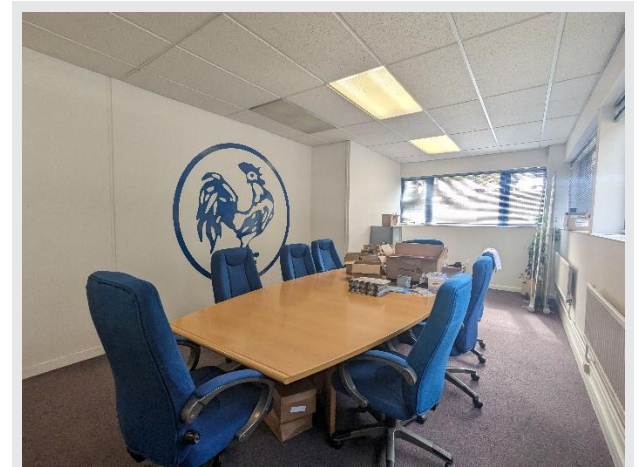
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Detached office premises with
approximately 42 car parking spaces

Regal House, Regal Way, Watford, WD24 4YF





ACCOMMODATION

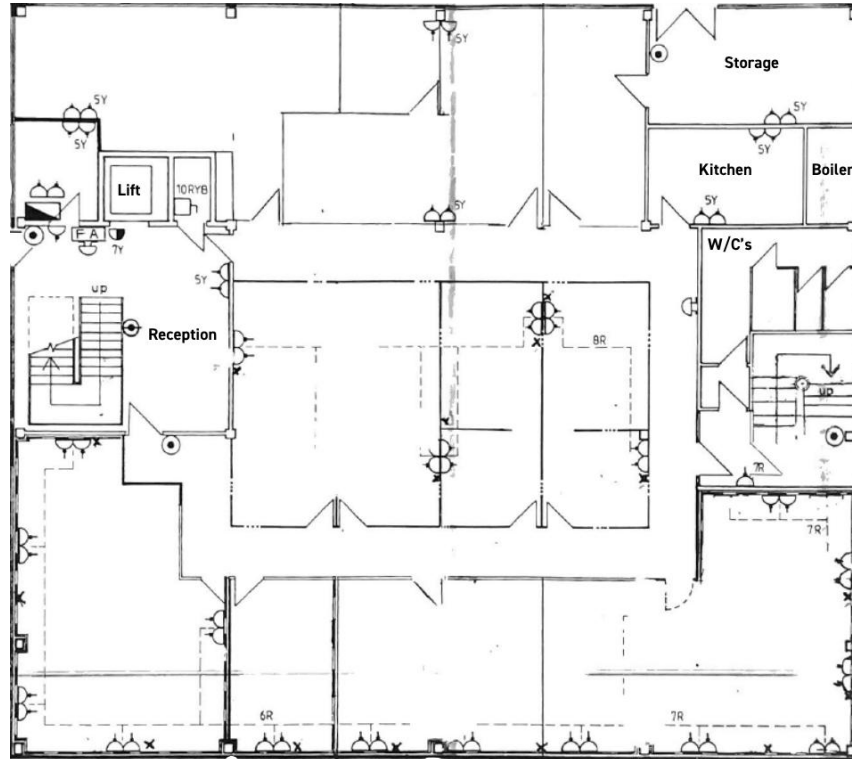
Sqft NIA Sqm NIA

Ground Floor	5,053	469.4
Reception, Office, Kitchen		

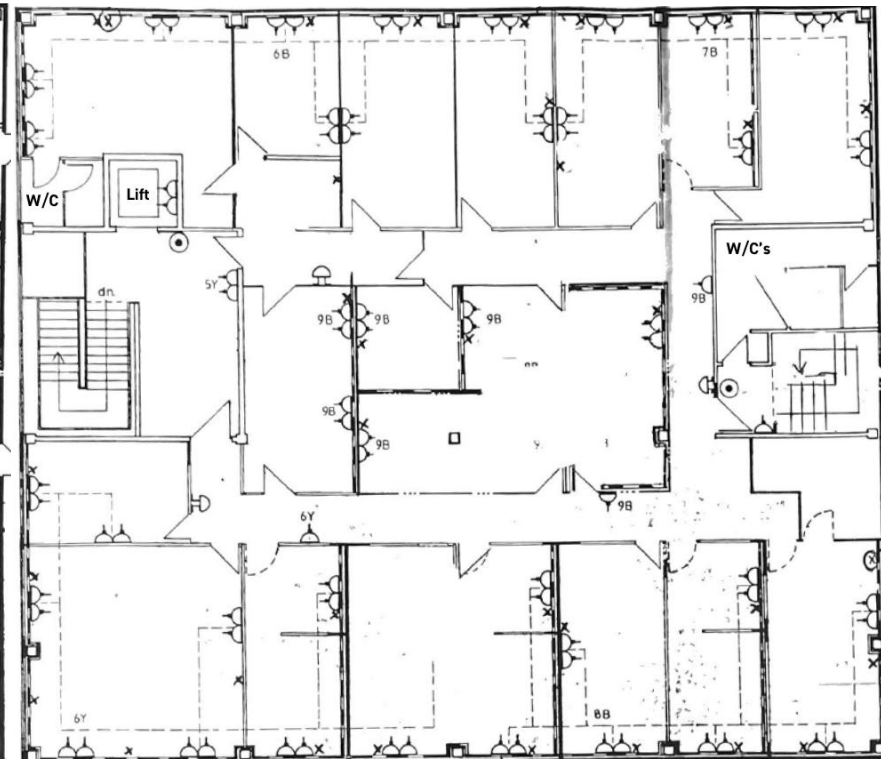
First Floor	5,001	464.6
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Total	10,054	934
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Ground Floor



First Floor



AMENITIES

- ✓ Modern detached office building
- ✓ Kitchen and W/C facilities
- ✓ Circa 42 car parking spaces
- ✓ Vacant possession due to relocation

LOCATION

The property is located on Regal Way, a spur road off Imperial 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 1.5 miles). Junction 19 of the M25 is circa 3 MILES. Watford Junction Station (1 mile) offers a direct service to London Euston (approximately 14 minutes), Birmingham and Gatwick.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

The property comprises a modern detached office building of approximately 10,054 sq ft set over the ground and first floor, sitting on a site of approximately 0.54 acres with approximately 42 parking spaces giving a ratio of 1:239.

The ground floor has an impressive reception area leading to partitioned offices which border the perimeter of the ground floor along with centralised offices. This floor benefits from a kitchen and W/C facilities to the rear.

There is a lift from the ground floor reception giving access to the first floor which also has partitioned offices around the perimeter with an open plan centralised area and W/C facilities to the rear. Both floors benefit from suspended ceilings with inset lighting.

PRICE

£2,750,000 for the freehold interest with vacant possession.

RATES

Rateable value - £205,000. Rates payable should be verified with Watford Borough Council.

VAT

We understand that VAT is not payable.

EPC

To be confirmed.

PERRY HOLT

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