

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

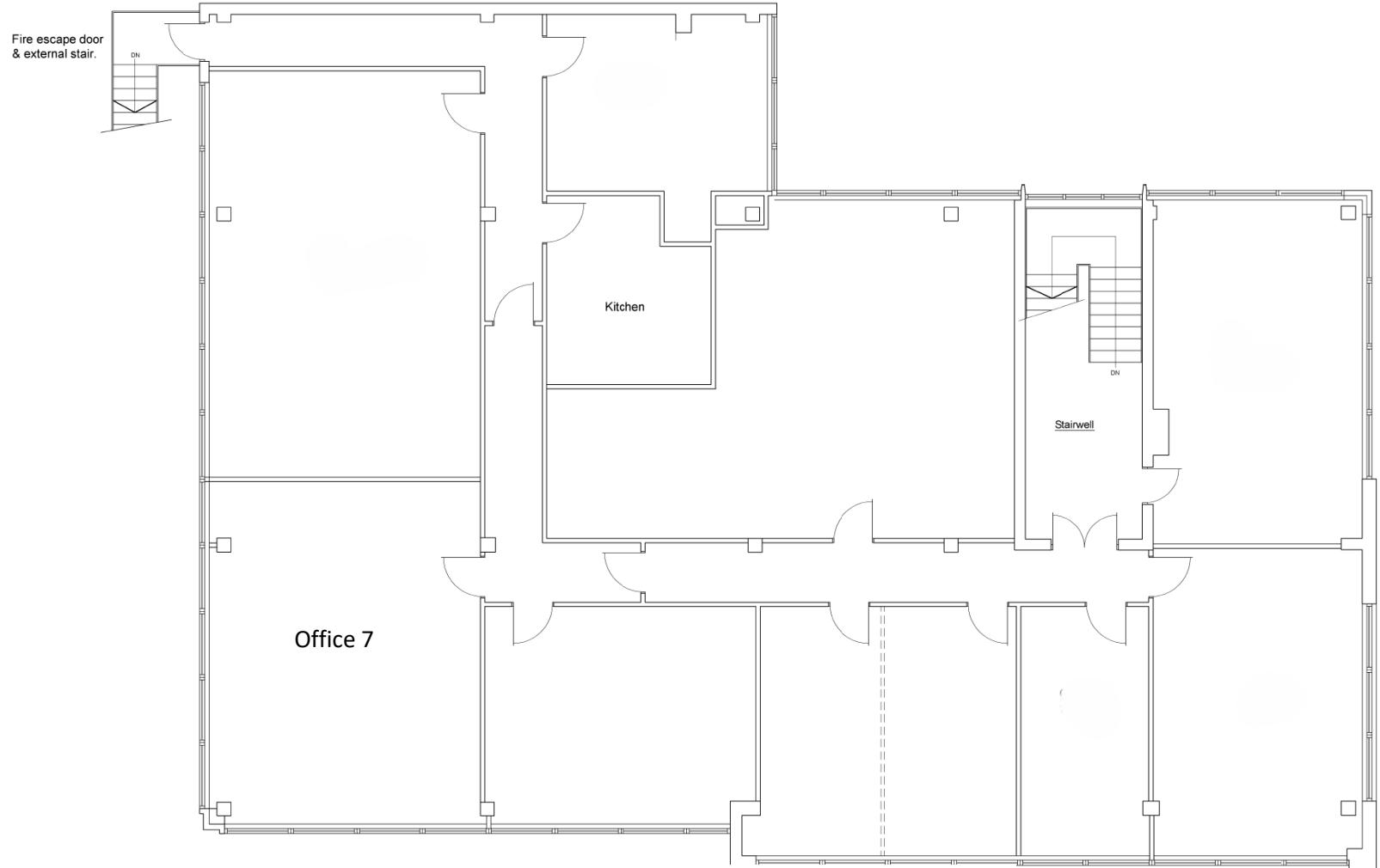
**GOOD QUALITY AIR CONDITIONED  
OFFICE SUITE**

Office 7 Eclipse House, 20 Sandown Road, Watford,  
Hertfordshire, WD24 7AE



## ACCOMMODATION

	Sq ft	Sq m
Office 7	533	49.51



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Suspended ceiling with LED inset lighting
- ✓ Carpeted
- ✓ Air conditioned
- ✓ Parking spaces

## LOCATION

Eclipse House is situated on the corner of Bushey Mill Lane and Sandown Road, North Watford, a short walking distance from Watford North Railway Station and within convenient reach of Watford Town Centre, the M1 at Junction 5 and from there to the M25 at Junction 21.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

A high quality office suite, on the first floor with additional communal kitchen facilities. The suite has the benefit of fast fibre broadband and phone lines installed along with 2 allocated parking spaces.

## TERM

A new lease for a term to be agreed.

## RENT

Office 7 - £11,000 per annum exclusive.

Rates payable should be verified with Watford Council Tel: 01923 278466.

## SERVICE CHARGE

Service charge payable of £4,445.22 per annum.

## VAT

We understand that VAT is payable on the rent

## EPC

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