

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

Affordable town centre offices

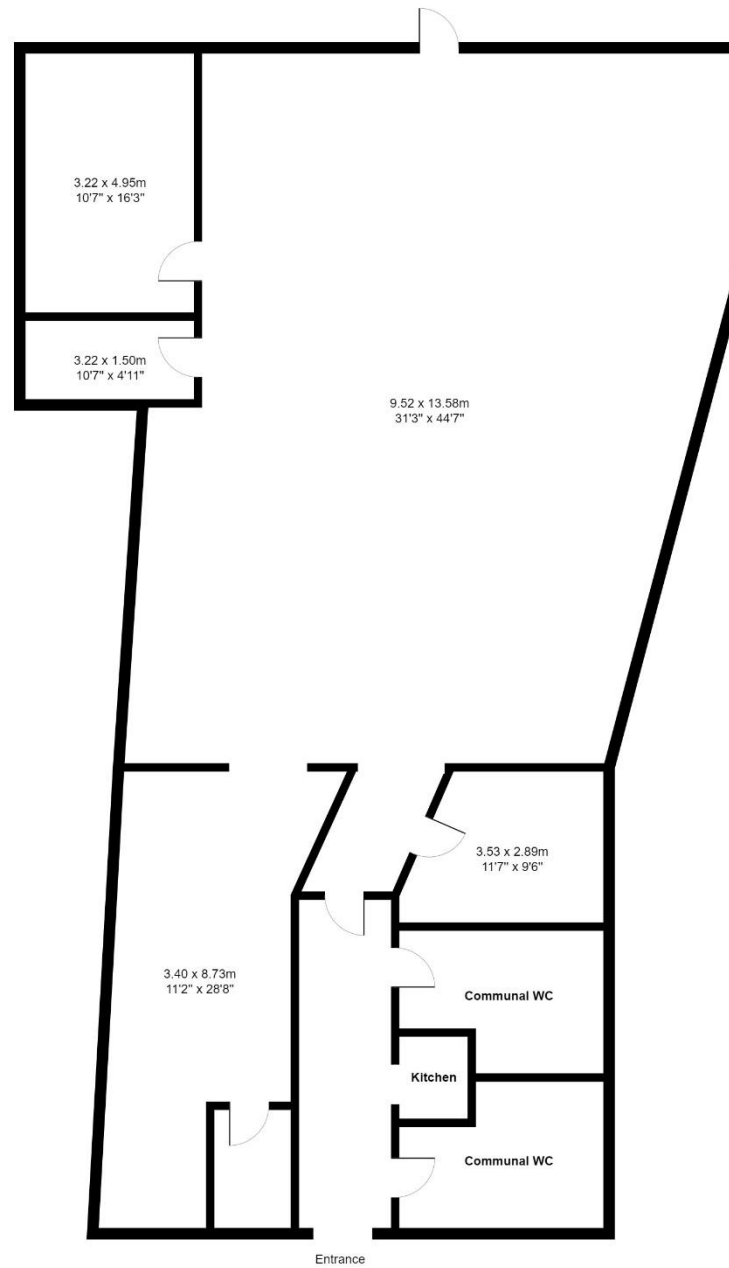
2,370 sq ft

2nd Floor Rear Suite, 77-79 High Street, Watford,  
Hertfordshire, WD17 2DJ



## ACCOMMODATION

Total 2,370 sq ft



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

- ✓ Prominent town centre location
- ✓ Open plan with partitioned offices
- ✓ Gas central heating
- ✓ Communal kitchen and W/C facilities
- ✓ Car parking available

## LOCATION

Prominently situated in the town centre, where the property benefits from the immediate proximity of shopping and leisure facilities and numerous public car parks.

## RENT

£24,900 per annum exclusive

## VAT

We understand that VAT is payable on the rent

## DESCRIPTION

Self contained office suite situated on the 2nd floor currently configured as mainly open plan along with partitioned offices. Benefitting from communal Kitchen and W/C facilities. The premises are accessed via an entrance from the High Street.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RATES

The rates payable are £41,000. Rates payable should be verified with Watford Council Tel: 01923 278466.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## SERVICE CHARGE

Currently £12 per sq ft, per annum.

Which includes gas central heating within the suites, buildings insurance, communal maintenance, communal cleaning, fire alarm system and communal electricity, gas and water.

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