PERRY HOLT

PROPERTY CONSULTANTS

TO LET

GOOD QUALITY FIRST-FLOOR AIR CONDITIONED OFFICE SUITE

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

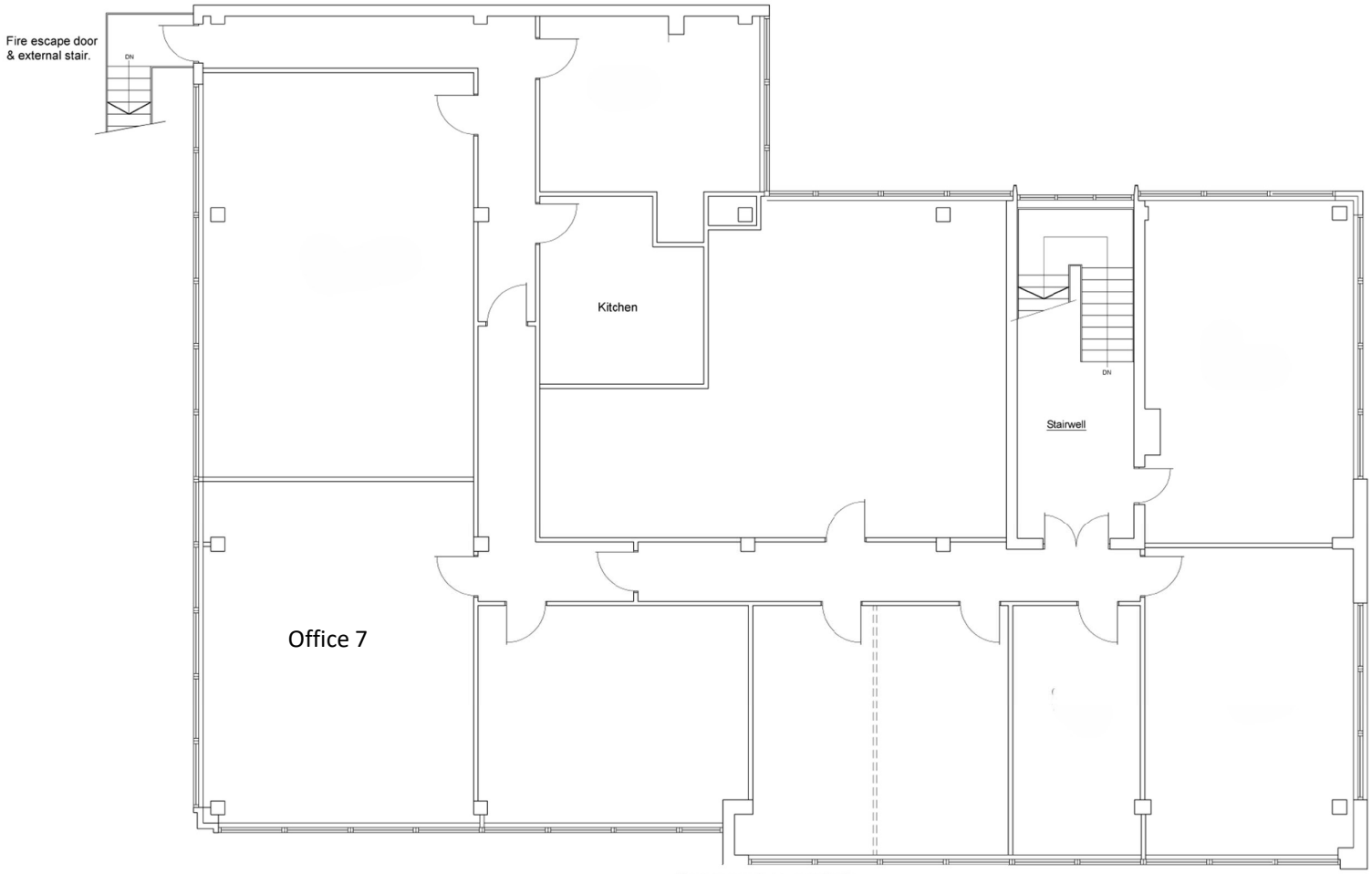






ACCOMMODATION

	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 - £9,800 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

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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.