

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

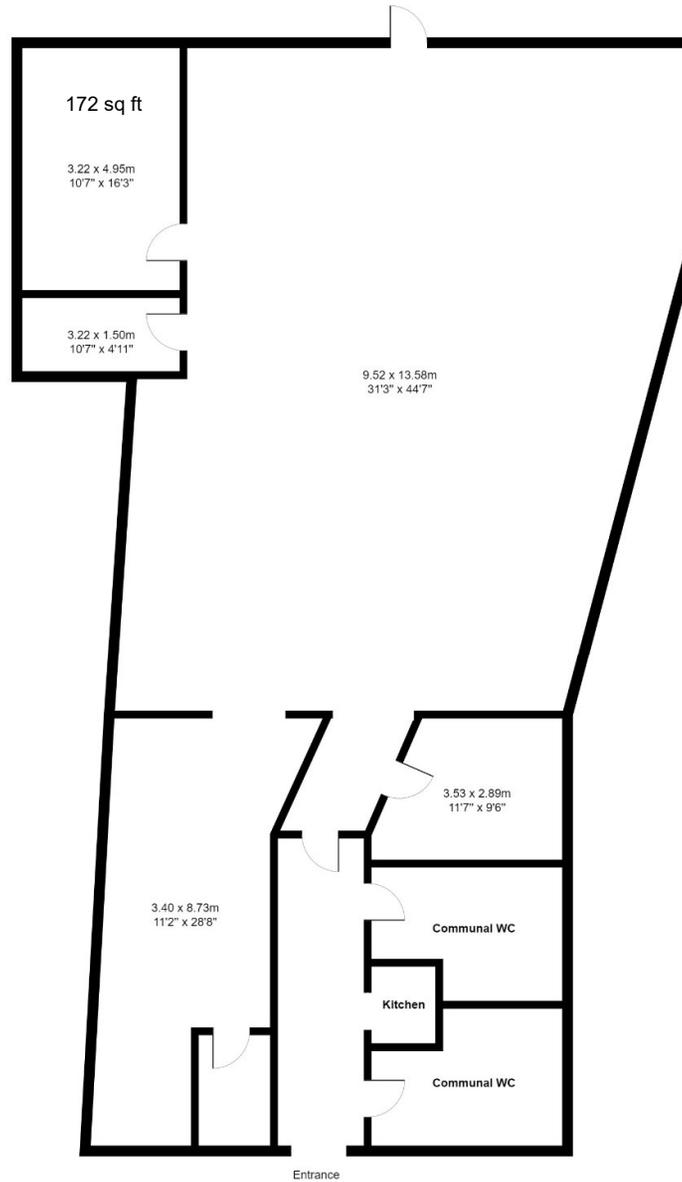
Affordable town centre offices  
2,370 sq ft

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.

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.

## 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

£28,500 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

Rateable value £33,750. From April 2026 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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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