PERRY HOLT
PROPERTY CONSULTANTS

TO LET/FOR SALE

Prominent ground floor office/Class E premises

Unit 5, 10 Beechen Grove, Watford, WD17 2AD

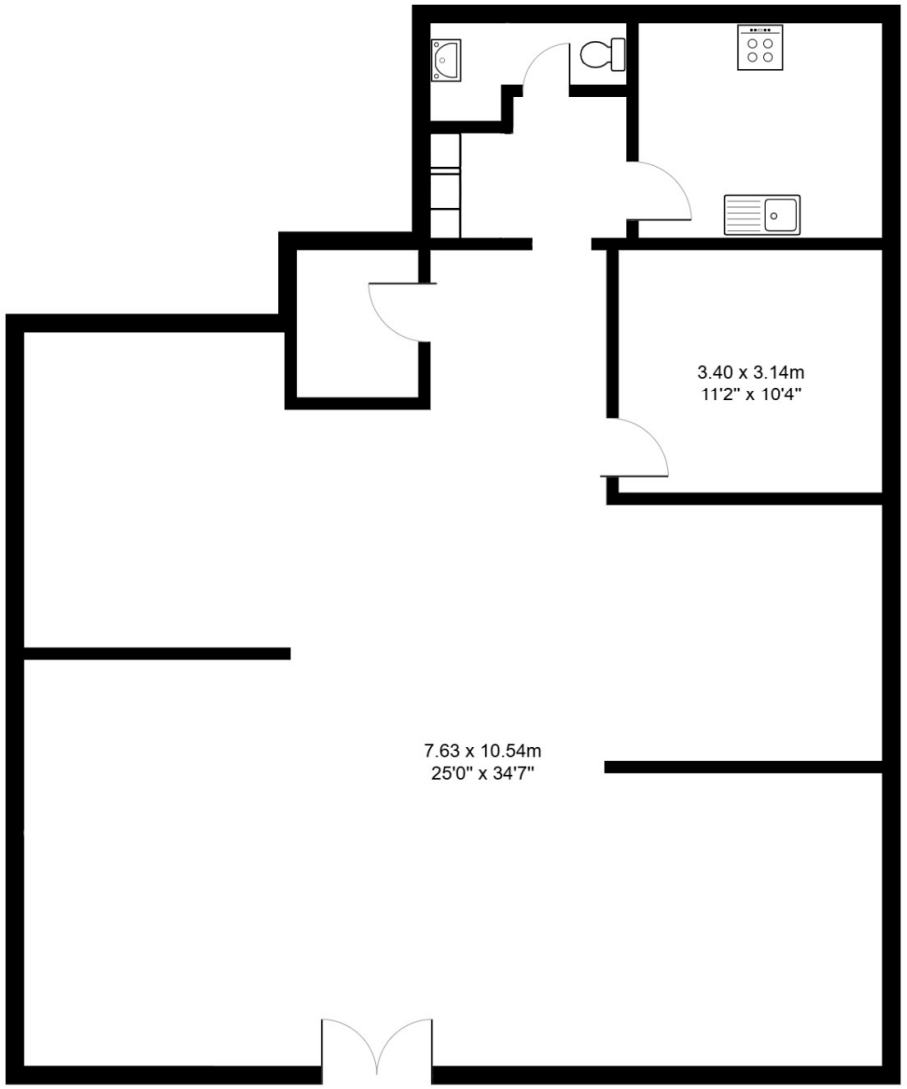






ACCOMMODATION

	Sq ft	Sq m
Total	1,325	123.09



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 its accuracy.

AMENITIES

- Approximately 1,325 sq ft net internal
- Suitable for alternative uses under Class E, subject to consent.
- 5 secure allocated car parking spaces
- Wall mounted A/C units

LOCATION

Situated on Beechen Grove opposite the Harlequin Shopping Centre, close to Watford High Street and within one mile of Watford Junction Station. Easy access to the M1 at Junction 5 and thereby to the M25 and the whole motorway system throughout the South East.

VAT

We understand that VAT is payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

A prominent corner commercial unit (Class E Use) comprising some 1,325 sq ft. The property has the benefit of wall mounted air conditioners, 5 allocated car parking spaces, W/C Facilities and a server room with A/C. (All are not tested) The premises have good floor to ceiling height, with concrete floor which could accommodate a raised floor.

TERM

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

RENT

£32,000 per annum exclusive

PRICE

£430,000 for the long leasehold interest expiring in 2162, therefore approximately 136 yeasr remaining.

RATES

Rateable value £31,250. Rates payable should be verified with Watford Council Tel: 01923 278466

SERVICE CHARGE

To be a fair proportion of the cost of maintaining those parts of the premises relevant to the demise.

EPC

E 109

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO
DIRECTOR
07786 928311
01923 239080
joel@perryholt.co.uk

BEN HOWARD
DIRECTOR
07527 709064
01923 239080
ben@perryholt.co.uk

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