

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

**Affordable town centre office**

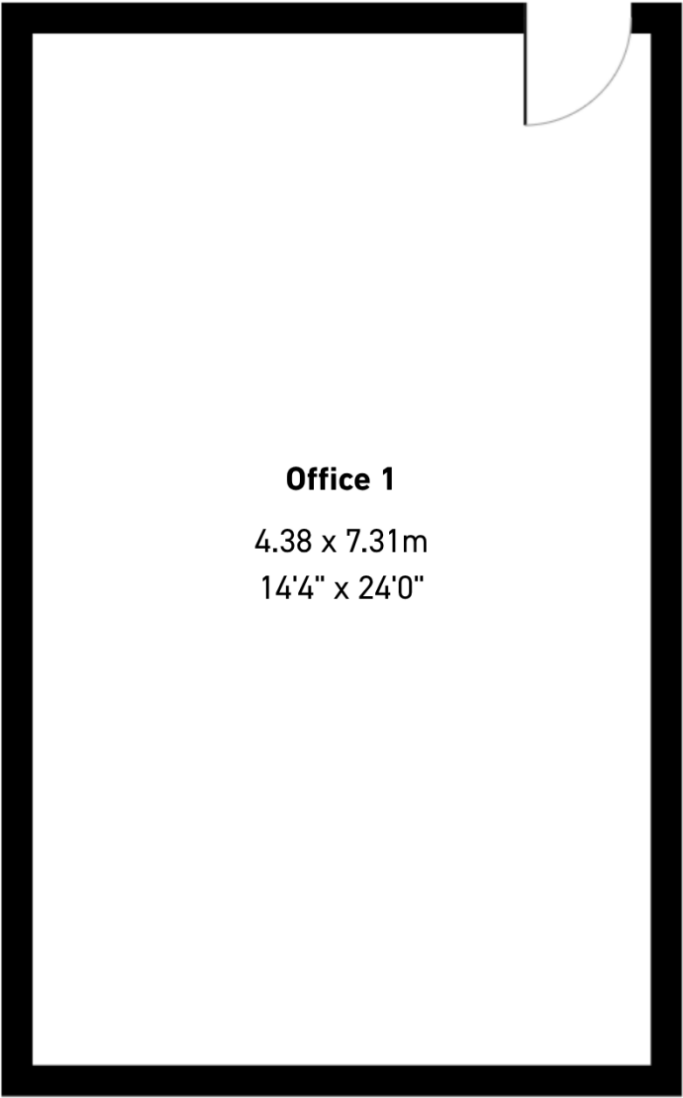
Office 1, First Floor, 77-79 High Street, Watford,  
Hertfordshire, WD17 2DJ



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.

ACCOMMODATION

|       | Sq Ft | Sq M |
|-------|-------|------|
| Total | 345.6 | 32.1 |



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

## AMENITIES

- ✓ Prominent Town Centre Location
- ✓ Refurbished office
- ✓ Gas Central Heating
- ✓ Communal kitchenette and WC facilities

## LOCATION

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

## VAT

We understand that VAT is payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

Self contained office suite situated on the first floor approached via an entrance from the High Street. Benefitting from communal kitchenette and WC facilities.

## TERM

Assignment of the current lease for a term of 5 years from September 2023.

## RENT

Current passing rental under the lease - £8,000 per annum exclusive.

## RATES

Rateable value 26/27: £7,700.

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

## SERVICE CHARGE

£12.00 psft to cover heating, electricity (based on standard office usage), water, cleaning of common parts, repairs & maintenance, rubbish collection, fire systems, building insurance.

## EPC

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# PERRY HOLT

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