

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

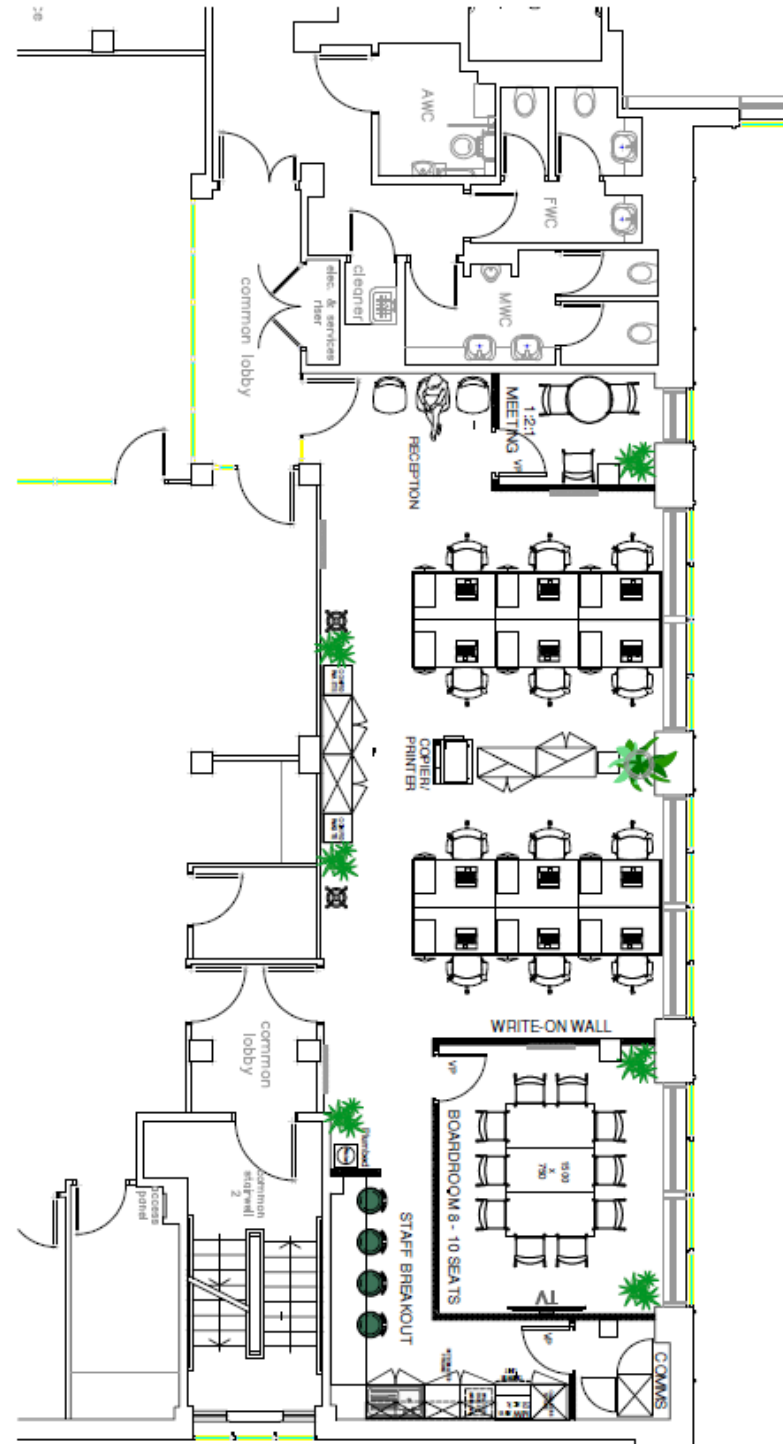
High Quality Air Conditioned Office
Suite – Fully Fitted

Suite 2.5, 34 Clarendon Road, Watford, WD17 1JJ



ACCOMMODATION

Suite 2.5 1,147 sq ft 106 sq m



KEY FEATURES

- ✓ Fully fitted open plan office – high specification
- ✓ Two parking spaces
- ✓ A short walk to Watford Junction station
- ✓ Air conditioned

LOCATION

Clarendon Road is Watford's prime office location situated between Watford Junction railway/bus station and the Atria Shopping Centre, with High Street shops and restaurants nearby. Watford is Hertfordshire's principal commercial hub and attracts many household names from a number of different business sectors including TJX Europe, Hilton Group PLC, KPMG and Department for Education.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

A modern open place office suite which is fully fitted with high quality furniture, IT infrastructure, two private meeting rooms, kitchen facilities and a breakout area. The suite offers LED lighting, air conditioning and plenty of natural light. The building itself offers shower facilities, concierge and fob entry system. There are also two allocated parking spaces on site. Furniture within the suite is available by way of separate negotiation.

ASSIGNMENT OF LEASE

5 year lease from 18th September 2023. No break clauses or rent reviews.

RENT, SERVICE CHARGE, BUILDING INSURANCE

Rent - £37,120 per annum exclusive + VAT

Service Charge - £3,071.55 + VAT per quarter.

Building Insurance - £518.50 per annum.

RATES

£30,500 rateable value. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is currently payable.

PERRY HOLT

PROPERTY CONSULTANTS
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