

21 STATION ROAD WATFORD

WD17 1AP

bf

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Office Suites - To Let

21 STATION ROAD WATFORD

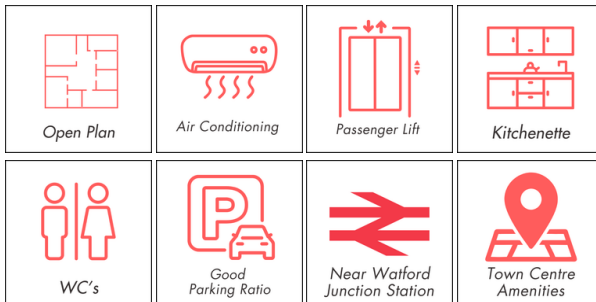
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Office Suites
TO LET

KEY DETAILS

- Suspended ceiling with recessed lighting
- Air conditioning
- Perimeter trunking
- Passenger lift
- Good parking ratio
- Kitchenette & WC facilities
- Well situated for Watford Junction and town centre amenities

AMENITIES



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ACCOMMODATION

Ground Floor

Station Road Wing	LET	LET
St Albans Road Wing	LET	LET

First Floor

	Size Sq.m	Size Sq.ft
Station Road Wing	LET	LET
St Albans Road Wing	218.15	2,348

Second Floor

	Size Sq.m	Size Sq.ft
Station Road Wing	LET	LET
St Albans Road Wing	LET	LET

Third Floor

	Size Sq.m	Size Sq.ft
Station Road Wing	112.04	1,206
St Albans Road Wing	171.11	1,842

	Size Sq.m	Size Sq.ft
Availability	691.47	7,443

These floor areas are approximate and have been calculated on an IPM3 basis.



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DESCRIPTION

The premises comprise open plan office suites within a four storey office building. The property enjoys a good level of parking provision in a surface level car park to the rear of the building.

LOCATION

The premises comprise a high profile building situated on the junction of St Albans Road and Station Road a short distance from Watford Junction Station. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.

Both the M1 (Junction 5) and the M25 (Junctions 19 and 20) are within 3 miles.

TRANSPORT



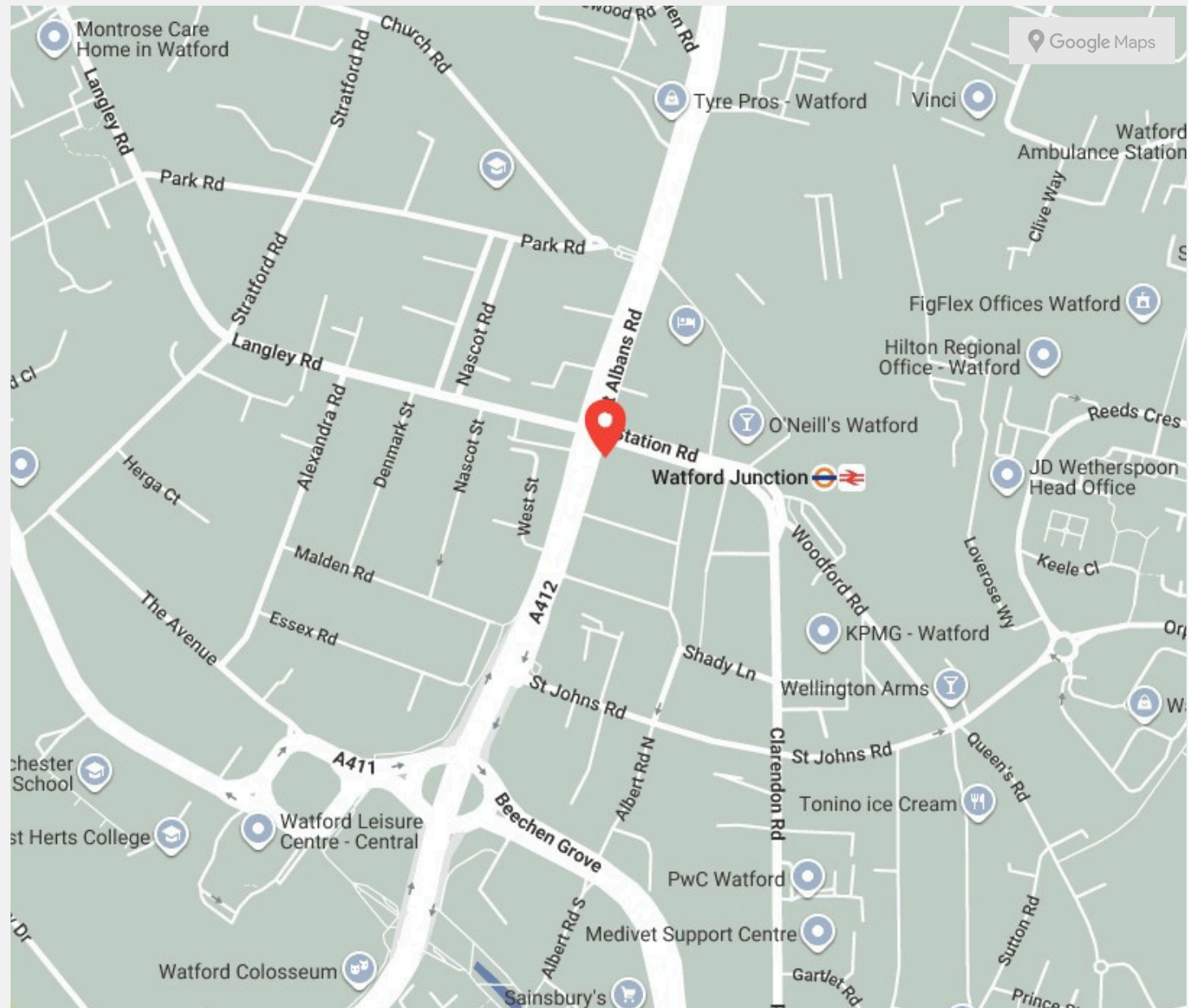
M1 (Junction 5) - 3 miles



M25 (Junctions 19 & 20) - 3 miles



Watford Junction Train Station - 0.1 miles



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TENURE

The suites are available individually or in combinations on new lease(s) for flexible terms to be agreed.

RENT

A rent of £22.75 per Sq.ft is sought.

BUSINESS RATES

All suites separately assessed.

For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

EPC rating of D 78 (assessed for first floor). Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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