

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

Modern office building with  
car parking

23-25 King Street, Watford, WD18 0BJ



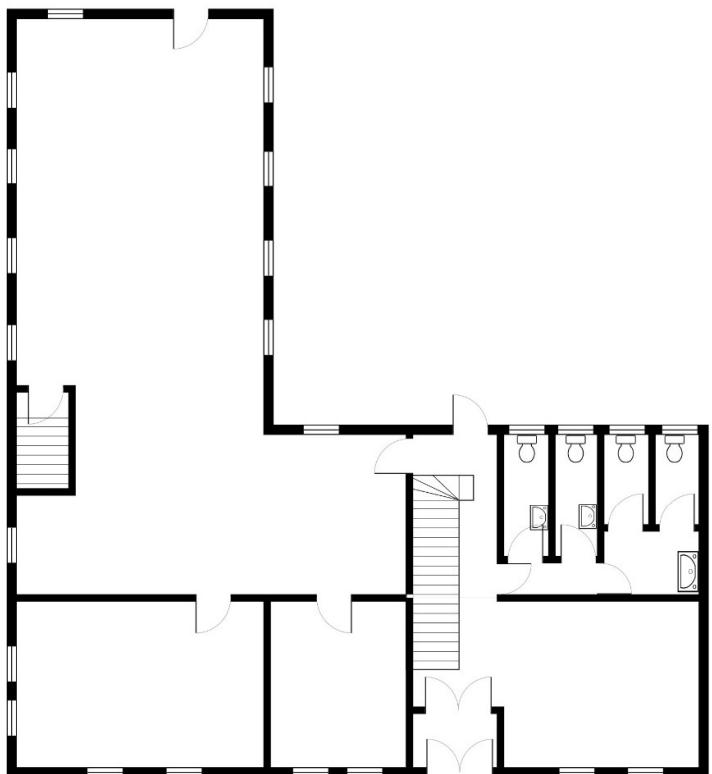


## ACCOMODATION

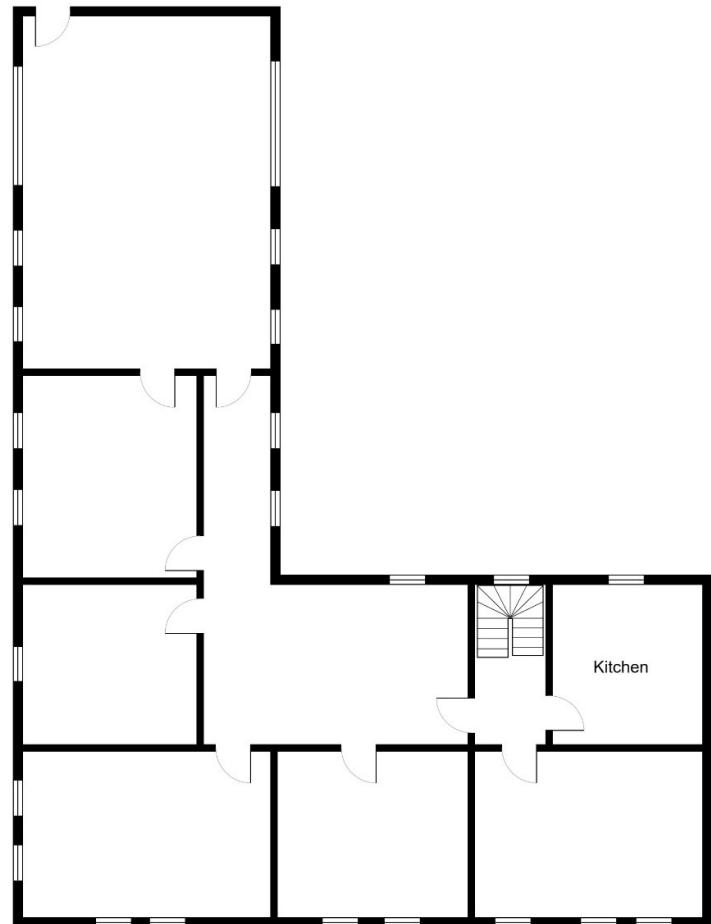
	Sqft NIA	Sqm NIA
Basement	161	15
Ground Floor	1,514	140
First Floor	1,788	166
<b>Total</b>	<b>3,463</b>	<b>321</b>

Disclaimer - All areas quoted are an approximate and should not be relied upon.

Ground Floor



First Floor



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 corner position
- ✓ Modern throughout with air conditioning
- ✓ Town Centre Location with train station in walking distance
- ✓ Gated car park

#### LOCATION

Prominently located in the heart of Watford Town Centre which offers an array of amenities including The Harlequin which has occupiers such as Next, Hugo Boss, Marks & Spencer and Uniqlo to name a few. Watford High Street Station is approximately 0.3 miles away which enables direct access into London Euston. Junction 5 of the M1 is approximately 1.9 miles and Junction 19 of the m25 are approximately 3 miles from the premises.

#### DESCRIPTION

This modern office building offers high-quality accommodation arranged over ground and first floor. The property is presented in excellent condition throughout and benefits from air conditioning across both floors. The ground floor offers a reception area, W/C facilities, open plan office space along with private rooms. There is also the access to the basement on this floor. The first floor comprises a large meeting room, private office rooms and a large directors office. The kitchen is also on this floor and is fully functioning with cooking facilities. To the exterior is the gated car park which is accessed off Granville Road.

#### SALE

£1,400,000 for the freehold interest, subject to contract on an **unconditional basis only**.

#### RATES

Rateable value for the year 25/26 - £59,000. Rates payable should be verified with Watford Borough Council.

#### VAT

We understand that VAT is not payable.

#### LEGAL COSTS

Each party to be responsible for their own legal costs

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