

A photograph of a modern, two-story office building with a dark, cantilevered roof and large glass windows. The building is surrounded by trees and a paved area in the foreground. The text is overlaid on the image.

OBSERVER HOUSE CAXTON WAY WATFORD

WD18 8RJ

bf.

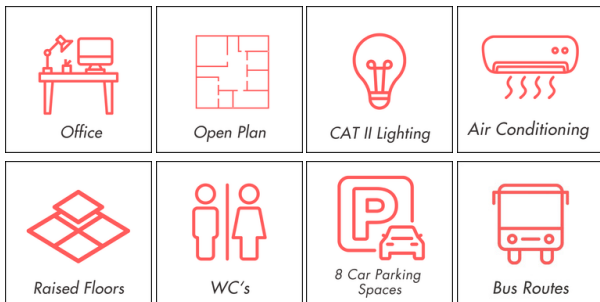
brasierfreeth.com

Good Quality Office - To Let - 2,145 sq.ft

KEY DETAILS

- Raised floor with new carpet
- Suspended ceilings
- Air conditioning
- CAT II lighting
- Refurbished WC facilities
- Mostly open plan space
- 8 car parking spaces

AMENITIES



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Office Space
TO LET



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
GF - Suite 1	199.35	2,145

This floor area is approximate and has been calculated on a IPMS3 basis.

DESCRIPTION

The accommodation is predominately open plan with some offices positioned around the perimeter. The space is in good condition and benefits from a retro fitted raised floor, CAT II lighting and air conditioning.



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Office Space




TO LET

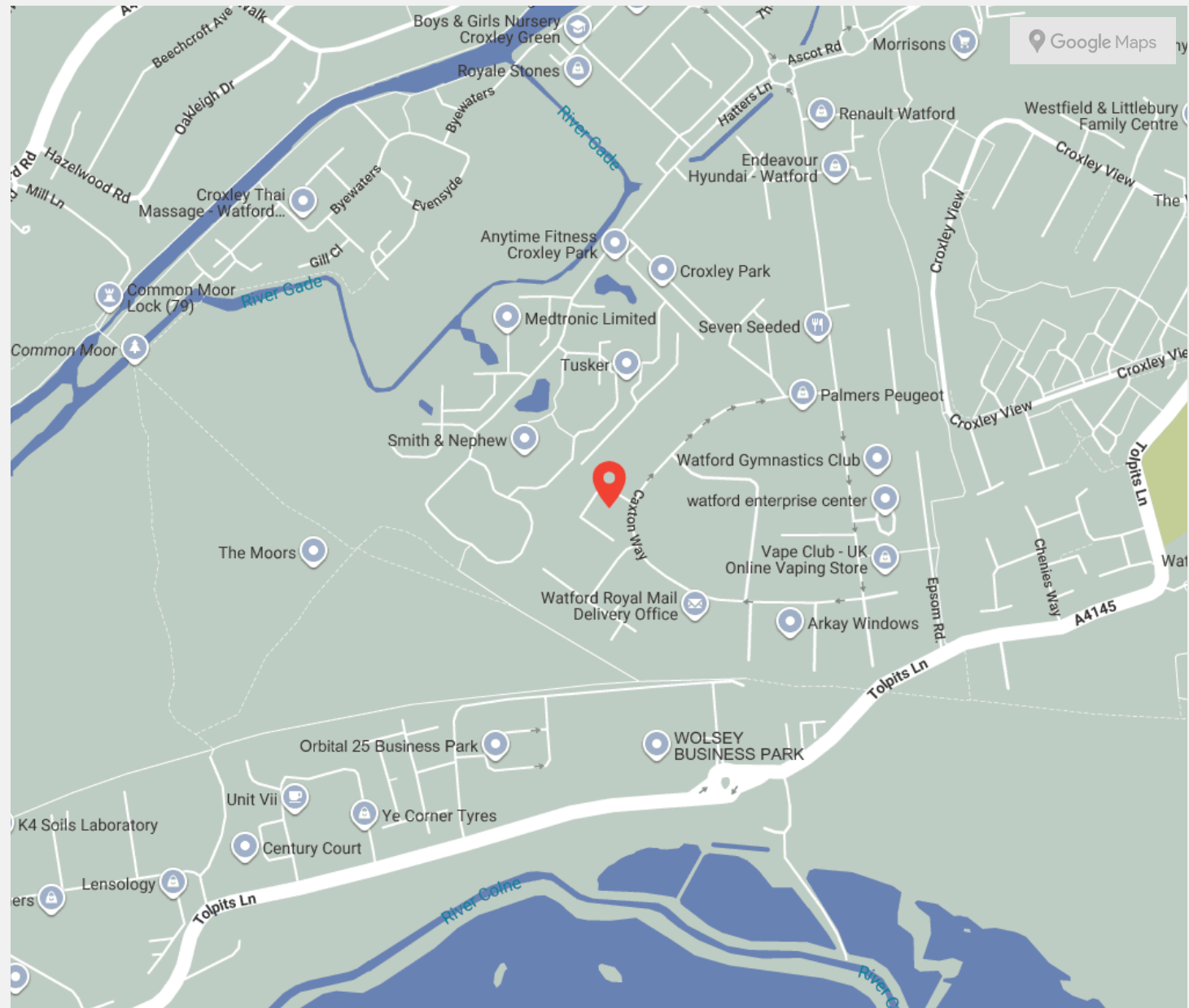
LOCATION

The property is situated in Caxton Way on the Watford Business Park approximately 2 miles outside Watford Town Centre. Motorway access is available via Junction 5 of the M1 or via Junctions 18 & 19 of the M25 (circa 5 miles).

There is good access to the area by bus serviced by the W30 which links with Watford overground and underground train services. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.

TRANSPORT

-  M1 Junction 5 - circa 5 miles
-  M25 Junctions 18 & 19 - circa 5 miles
-  Watford Junction Train Station - 2.5 miles



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TERMS

A letting is offered on a new full repairing and insuring underlease for a term by negotiation.

RENT

On application.

BUSINESS RATES

The Rateable Value is currently subject to reassessment with the Valuation Office Agency.

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

The property has an EPC rating of C 68. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

Tim Howlings

07702 884402

tim.howlings@brasierfreeth.com

Lesley Irons

07860 663850

lesley.irons@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

brasierfreeth.com

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FEBRUARY 2026