



## Modern Self Contained Office in Watford Town Centre

### **4 Wilmington Close**

Watford, WD18 0FQ

Office

# FOR SALE

**1,750 sq ft**

(162.58 sq m)

- Ground and First Floor Offices
- 3 car parking spaces
- Kitchen on first floor
- Heating and comfort cooling
- Close to High Street amenities and public car parks
- Walking distance to Watford Junction Station

# 4 Wilmington Close, Watford, WD18 0FQ

## Summary

Available Size	1,750 sq ft
Price	£750,000
Rates Payable	£18,088.75 per annum Rates payable 2025/2026
Rateable Value	£36,250
VAT	Applicable. Payable on sale price and service charge
EPC Rating	C (75)

## Description

A self-contained office building on ground and first floor located at the rear of the building with secure basement parking.

## Location

Wilmington Close occupies a prominent position on the junction of Upton Road and Exchange Road (the town centre ring road), within walking distance of the High Street, the Harlequin Shopping Centre, Watford Junction station and Watford Metropolitan station.

Watford Junction station provides a regular service to London Euston from 14 minutes), the Midlands, the North West and Clapham Junction. Watford Metropolitan station provides a regular underground service to Baker Street and The City,

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	942	87.51
1st	808	75.07
Total	1,750	162.58

## Terms

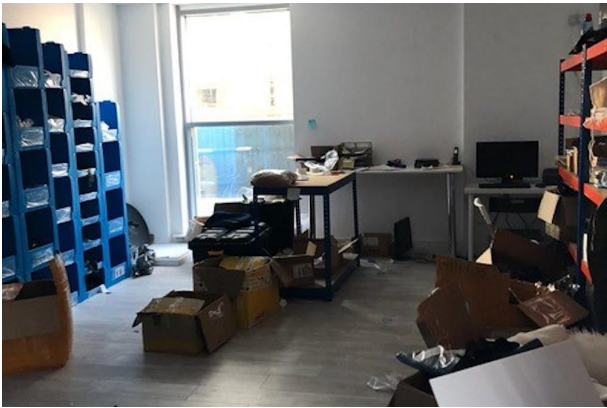
The virtual freehold (999 year lease from 25th February 2011 to 24th February 3010) is available with vacant possession for £750,000.

## Service Charge

A service charge is payable towards maintenance of common parts of the development.

## Viewings

Strictly by appointment via joint agents.



## Viewing & Further Information

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