

# PROMINENT TOWN CENTRE OFFICE SUITE

## TO LET

1,947 sq ft (180.88 sq m)

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freeth.**

CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire - WD17 1HZ

**01923 210810**

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## 6&7 WILMINGTON CLOSE, EXCHANGE ROAD, WATFORD, WD18 0FQ

### KEY FEATURES

- Centrally located
- Underground parking
- Close proximity to National Rail and underground stations
- Self-contained ground floor suite
- Double height reception
- High quality modern office fit out
- Air conditioning
- WC facilities
- Kitchen and break out area
- Available furnished

### ACCOMMODATION

|                     | sq ft | sq m   |
|---------------------|-------|--------|
| <b>Ground Floor</b> | 1,947 | 180.88 |

### DESCRIPTION

The premises comprise a self-contained ground floor office suite within a mixed use development.

Internally the space is a mixture of cellular rooms with glazed partitions creating meeting rooms, offices and comms/storage area. The suite also benefits from WC facilities including a disabled WC, a kitchen/break out area and furnished.

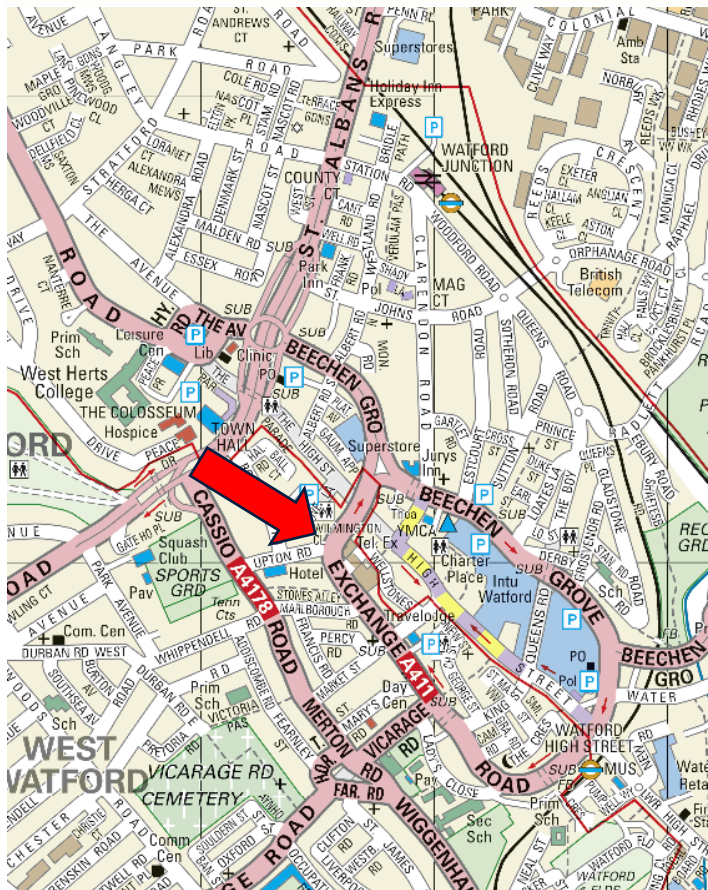
There is underground parking available with the suite.

### VIEWING | Strictly by appointment through this office with:

Tim Howlings  
**01923 205524**  
[tim.howlings@brasierfreeth.com](mailto:tim.howlings@brasierfreeth.com)

Peter Brown  
**01923 205521**  
[peter.brown@brasierfreeth.com](mailto:peter.brown@brasierfreeth.com)





## LOCATION

Wilmington Close is prominently positioned on Watford's ring road, with excellent access by road and public transport. The adjacent High Street also offers busy restaurants, shops and within close proximity of all town centre facilities.

The property is within convenient walking distance of Watford Junction Station, from where there are regular connections with London Euston and Watford Station which offers an underground service on the Metropolitan Line.

The M1 (J5) and the M25 (J19 or J20) are within 3 miles giving quick access to the motorway network and to the main London airports.

## TENURE

The suite is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

Upon application

## RATES

We estimate the rates payable on the property to be in the region of £8.90 per sq ft however interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority.

Watford Borough Council - 01923 226400.

## EPC RATING

The EPC rating is D – 82. A copy of the Energy Performance Certificate is available on request.

FILE NO: WAT002962

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