

SELF CONTAINED OFFICE TO LET

1,050 sq ft | (97.5 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

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

01923 210810
www.brasierfreeth.com



CASSIOBURY HOUSE, 11-19 STATION ROAD, WATFORD WD17 1AP

LOCATION

Cassiobury House is situated almost opposite Watford Junction Station and is within walking distance of the town centre retail and leisure facilities.

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.

DESCRIPTION

The accommodation comprises an entirely self-contained ground floor suite of offices with its own entrance off Station Road. It presents well and also has the benefit of its own toilets and a kitchen facility. It also has window frontage to Station Road, potentially suitable for display purposes.

ACCOMMODATION

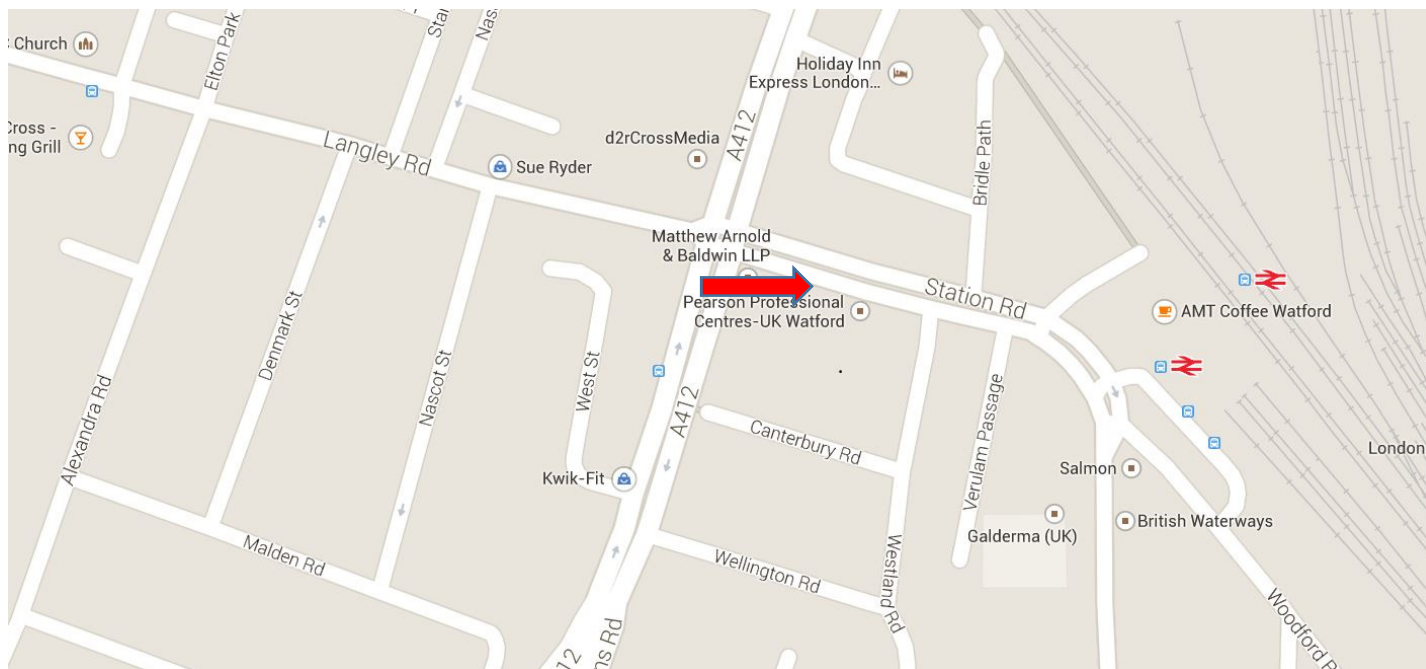
	sq ft	sq m
Ground Floor East	1,050	97.5

VIEWING | Strictly by appointment through this office with:

Graham Ricketts
01923 205525
graham.ricketts@brasierfreeth.com

Tim Howlings
01923 205524
tim.howlings@brasierfreeth.com

Or joint agents Stimpsons
Paul Felton
01923 252188
pmf@stimpsons.co.uk



| AMENITIES

- 4 parking spaces
- Comfort cooling
- Suspended ceiling with recessed lighting
- Perimeter trunking
- Kitchen
- Demised Toilets

| TENURE

The suite is offered on new effectively full repairing and insuring lease, for a term by negotiation.

| EPC RATING

The suite has a current EPC rating of E – 122.

| RENT

£22,000 per annum exclusive.

| RATES

We understand that the suite has a rateable value of £19,500 resulting in a rates payable figure of c. £9,460.

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council 01923 226400).

- | | |
|---------------------------|------------------------|
| ■ Lettings & Sales | ■ Valuations |
| ■ Acquisitions | ■ Building Surveying |
| ■ National Retail Agency | ■ Property Management |
| ■ Lease Advisory Services | ■ Property Consultancy |



Winners of an
Estates Gazette
**'Most Active
Regional Agent'**
Award from 2008-2014

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.