

OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP



OAK HOUSE

- Church
- Park & Ride
- Watford Railway Station
- Watford Town Centre
- Watford Park
- Watford Racecourse
- Watford Golf Course
- Watford Cricket Ground
- Watford Leisure Centre
- Watford Sports Centre
- Watford Aquatics Centre
- Watford Ice Rink
- Watford Stadium
- Watford Arena
- Watford Conference Centre
- Watford Exhibition Centre
- Watford Convention Centre
- Watford Business Centre
- Watford Office Park
- Watford Enterprise Zone
- Watford Innovation Hub
- Watford Digital Hub
- Watford Creative Hub
- Watford Tech Hub
- Watford Start-up Hub
- Watford Incubator Hub
- Watford Accelerator Hub
- Watford Venture Capital Hub
- Watford Angel Hub
- Watford Seed Hub
- Watford Pre-seed Hub
- Watford Early-stage Hub
- Watford Late-stage Hub
- Watford Exit Hub

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OAK HOUSE IS A PRESTIGIOUS THREE-STOUREY OFFICE BUILDING WITH EXCELLENT PARKING NEAR WATFORD JUNCTION STATION. ADJOINING OCCUPIERS INCLUDE HILTON AND JD WETHERSPOON



NEWLY REFURBISHED SHARED RECEPTION, COMMON AREAS AND FACILITIES

FULL ACCESS RAISED FLOORS



ONSITE CAR PARKING

FAST FIBRE BROADBAND



NEW AIR CONDITIONING

NEW METAL TILED SUSPENDED CEILING WITH LED LIGHTING



WITHIN WALKING DISTANCE OF WATFORD JUNCTION STATION AND ESSENTIAL HIGH STREET AMENITIES

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OAK HOUSE is situated on the edge of Watford town centre approximately half a mile (approx. 11 minutes walk) from Watford Junction station.

Watford Junction provides a fast and frequent service to London Euston (from 15 minutes), Birmingham and Clapham Junction. Watford Underground Station offers connections into Central London via the Metropolitan Line.

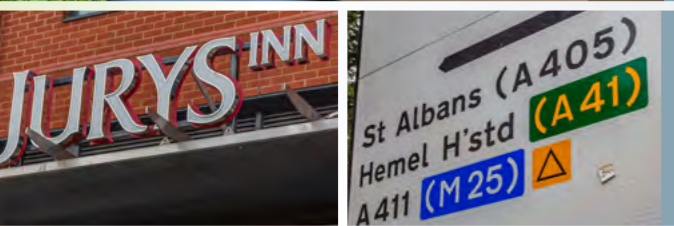
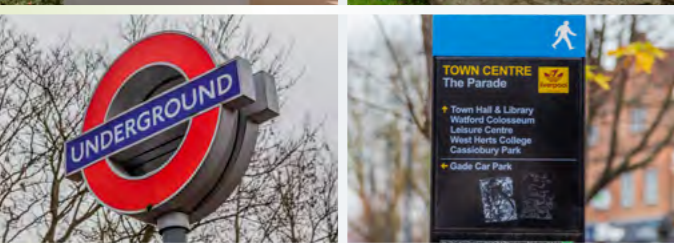
Junction 5 of the M1 is within 1.5 miles and Junction 19 of the M25 is within 2.8 miles.

The Intu Shopping Centre is also within walking distance. The centre has been extended to offer a wide range of shops, restaurants, IMAX cinema and Hollywood Bowl.



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Town Hall & Library	1 min	2 min	4 min	1 min	High Street
Watford Colosseum	1 min	4 min	4 min	1 min	Palace Theatre
Leisure Centre	2 min	4 min	6 min	2 min	Charter Place Shops
West Herts College	2 min	5 min	7 min	3 min	Intu Watford (Harlequin Shops)
Cassalobury Park	2 min	8 min	11 min	7 min	Watford High Street Station

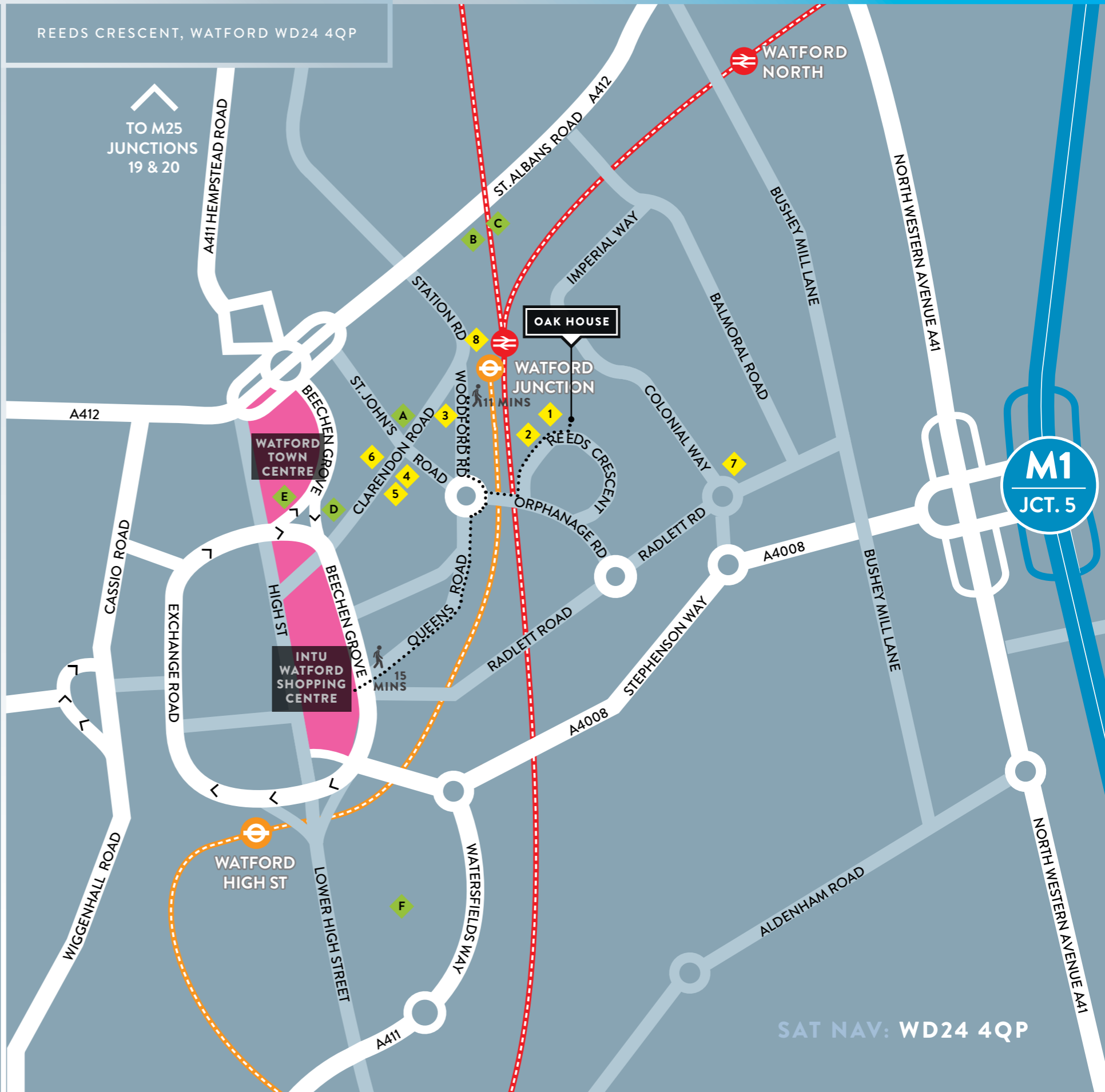
LOCAL AMENITIES

- ◆ A Holiday Inn
- ◆ B Holiday Inn Express
- ◆ C The Range
- ◆ D Jurys Inn
- ◆ E Sainsbury's
- ◆ F Tesco

MAJOR LOCAL OCCUPIERS

- ◆ 1 Hilton Hotels (HQ)
- ◆ 2 J D Wetherspoon (HQ)
- ◆ 3 KPMG
- ◆ 4 T K Maxx (HQ)
- ◆ 5 Polo Ralph Lauren
- ◆ 6 ACI
- ◆ 7 Wickes (HQ)
- ◆ 8 Dentons

- London Overground
- National Railway
- Main Retail Areas



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5 STAR
★★★★★
EWAVE
CONNECTIVITY
RATING


RECEPTION FACILITY

24HR ACCESS



DISABLED ACCESS

2 PASSENGER
LIFTS



INTERNAL
COURTYARD
AREA

BUILDING MANAGER



SHOWERS

ON SITE
CAR PARKING


ON SITE CAFE


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**EXCELLENT CANTEEN & BREAK-OUT FACILITY
WITH COSTA VENDING AND COMFY SEATING**

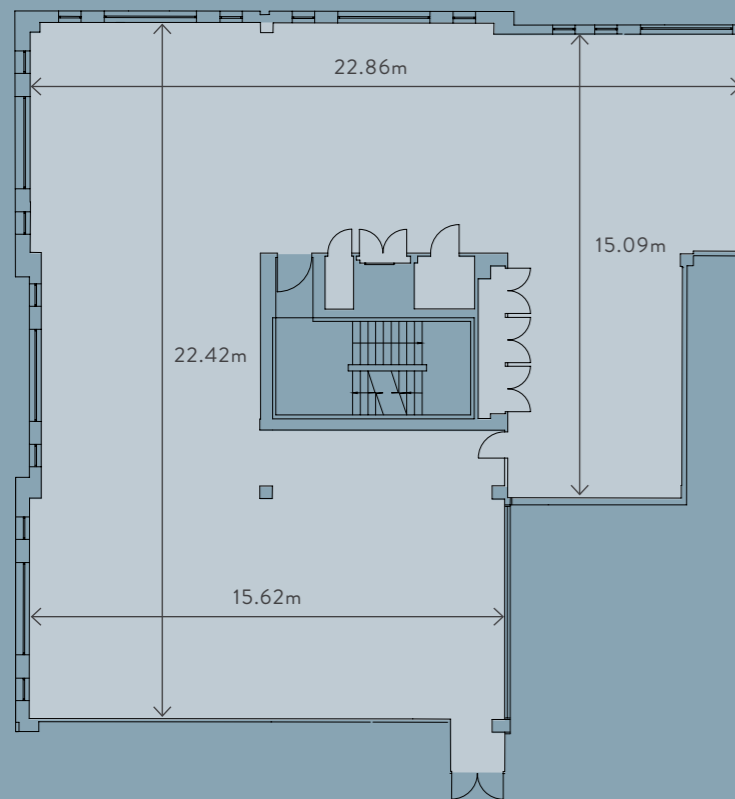
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PART FIRST FLOOR

4,365 SQ FT
(405 M²)

(approximate IPMS3 floor areas)



16
CAR PARKING
SPACES

NEW METAL TILED
SUSPENDED CEILING
WITH LED LIGHTING



FULL ACCESS
RAISED FLOORS



NEW VRF AIR CONDITIONING
SYSTEM WITH APPROX.
OCCUPANCY DENSITY 1:10



Photos show Europcar fit-out at Oak House courtesy of Metric office Furniture & Interiors

PART SECOND FLOOR

6,663 SQ FT
(619.1 M²)

(approximate IPMS3 floor areas)



23
CAR PARKING
SPACES

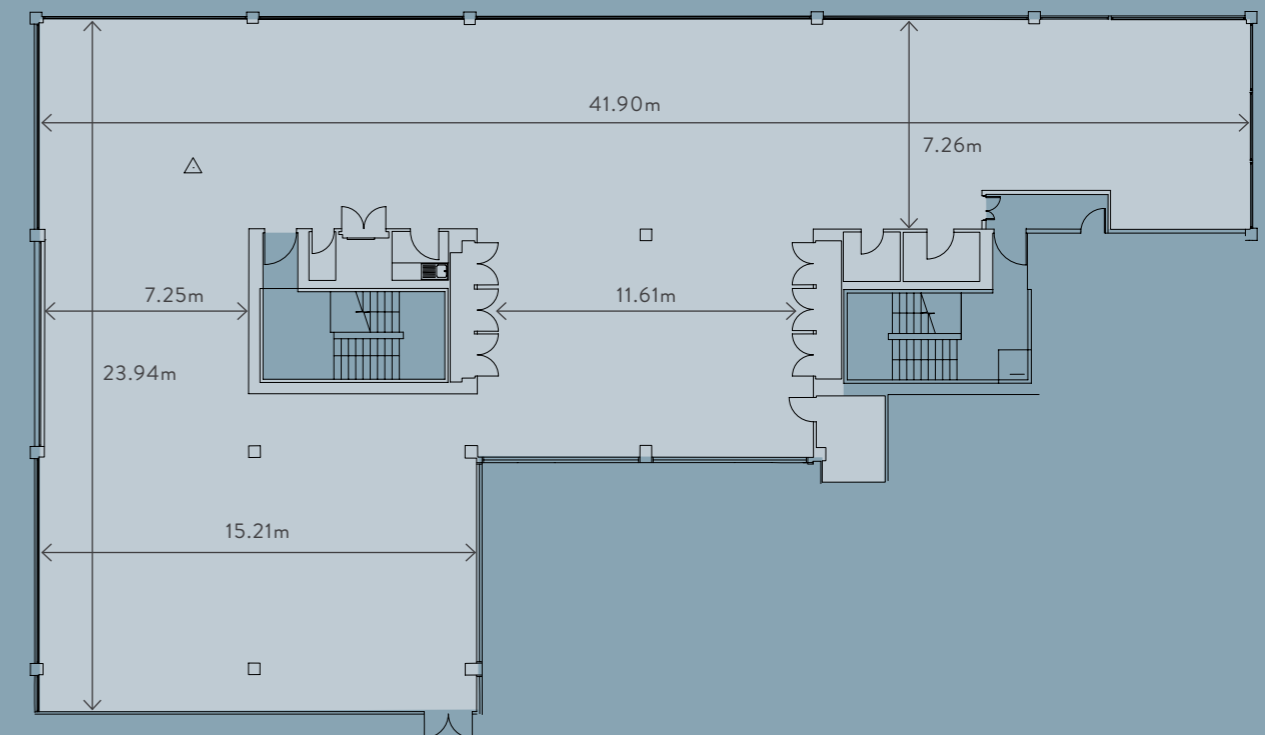
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TERMS

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

SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

VAT

VAT is charged on the rent and service charges.

EPC

To be confirmed following refurbishment.

CONTACT

Viewings strictly by appointment via the sole agents:

PAUL FELTON
pmf@stimpsons.co.uk
01923 604024



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Asset managed by

