

MODERN SELF CONTAINED OFFICE
Close to Watford Junction Railway Station
5,163 sq.ft (480 sq m)



81-89 St Albans Road - Watford - WD17 1RG

To Let

- Self-contained modern offices
- Short walk to Watford Junction Station
- 15 allocated parking spaces
- 5 minute walk to town centre shops
- Air Conditioning
- Kitchen / breakout area



RICS



INVESTORS IN PEOPLE



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81 - 89 St Albans Road
Watford
Hertfordshire
WD17 1RG



Description

The premises comprise a self contained 1980's 2-storey office building benefitting from an open plan layout, large ground floor windows fronting St Albans Road, air-conditioning and allocated parking.

Location

The premises are prominently positioned fronting on to St Albans Road and situated close to the main town centre amenities. Watford Junction station is a short walk away and the M1 (J5) and M25 (J19) within approx 1.6 miles.

Watford station provides a regular service to London (Euston) in a fastest time of 14 minutes.

Floor Area

The approximate net internal floor areas are as follows:

GF offices	2,000 sq ft	(186 sq m)
1st Floor offices	2,000 sq.ft	(186 sq m)
1st Floor storage	1,163 sq.ft	(108 sq m)
Total	5,163 sq.ft	(480 sq m)

Rent

Passing rent of £114,400 per annum.

Terms

The property is available by way of assignment of the existing lease expiring in December 2024.

Business Rates

Rateable Value £89,500

Rates Payable £42,871 (2017 / 2018)

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

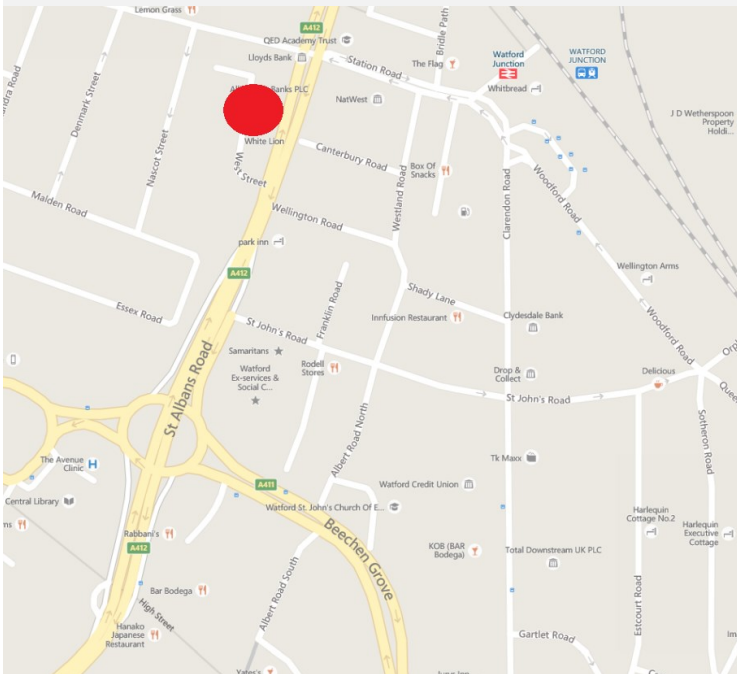
Strictly by appointment via the Sole Letting Agents.

Aitchison Raffety

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