

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

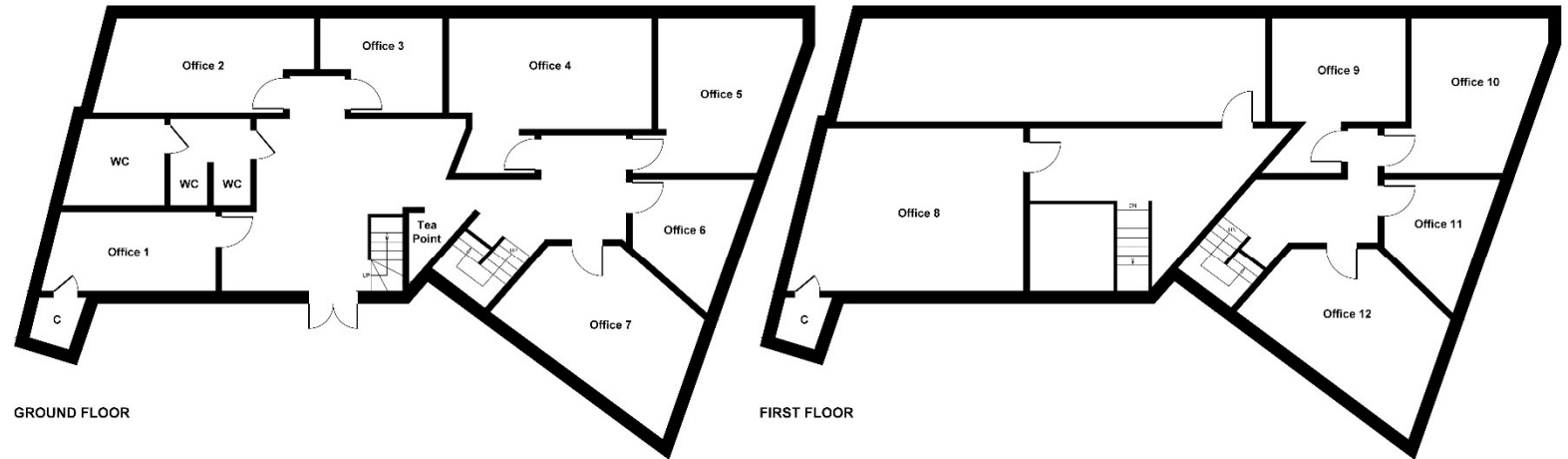
MODERN WELL LOCATED OFFICE

Office 7, 1A Local Board Road, Watford,
Hertfordshire, WD17 2JP



ACCOMMODATION

Total 182 sq ft



Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

AMENITIES

- ✓ 24 hour access to offices
- ✓ Security alarm
- ✓ Lighting
- ✓ BT telephone points
- ✓ Intercom entry system
- ✓ Wall mounted electric heaters

LOCATION

The premises are situated off the Lower High Street adjacent to Glynn Hopkin Nissan Showroom and in close proximity of the Atria Watford Shopping Centre and High Street, Train Station.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The property is entered via electrically operated gates and was renovated by the owner to a high specification and offers individual offices in various sizes over ground and first floors.

RENT

Office 7 - £4,995 per annum exclusive

SERVICE CHARGE

A service charge of £1,910 per year is payable and not included in the above rent.

RATES

All offices are separately assessed.

Rates payable should be verified with Watford Council Tel: 01923 278466

VAT

We understand that VAT is payable on the rent.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

HEAD OF COMMERCIAL

PROPERTY

07786 928311

01923 239080

BEN HOWARD

LAND & COMMERCIAL

07527 709064

01923 239080