



Second Floor Office To Let in Watford Town Centre

2nd Floor

3 - 5 Rickmansworth Road, Watford,
WD18 0GX

Office

TO LET

1,801 sq ft

(167.32 sq m)

- 5 car parking spaces
- Close to local shops and amenities
- Self contained kitchen
- Suspended ceilings
- Perimeter trunking
- Walking distance from Watford Junction and Watford Metropolitan Stations
- Comfort cooling and heating

2nd Floor, 3 - 5 Rickmansworth Road, Watford, WD18 0GX

Summary

Available Size	1,801 sq ft
Rent	£35,000 per annum
Rates Payable	£12,912 per annum Estimated rates payable 2024/2025
Rateable Value	£28,500
Service Charge	£11,462 per annum (includes maintenance of common parts)
VAT	Not applicable
EPC Rating	Upon Enquiry

Description

The accommodation is on the second floor and benefits from 5 car parking spaces. The private car park is to the rear of the building and is accessed from Rosslyn Road.

Location

3-5 Rickmansworth Road occupies a prominent position on the corner of Rickmansworth Road (A412) and Rosslyn Road, within walking distance of Watford High Street, the Intu Shopping Centre, Watford Junction station and Watford Metropolitan station.

Watford Junction station provides a regular service to London Euston (from 15minutes), the Midlands, the North West and Clapham Junction. Watford Metropolitan station provides a regular underground service to Baker Street and The City.

Both the M1 (Junction 5) and the M25 (Junction 19 & 20) are within 3 miles.

Viewings

Strictly by appointment via sole agents

Terms

Available on a new full repairing and insuring lease (by way of a service charge) for a term to be agreed.

VAT

The property is not VAT registered and therefore VAT will not be charged on the rent.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH