

Suite 16 Building 6 |  
Hatters Lane | Croxley Park |  
Watford | WD18 8YH

Office Suite To Let | 1,500 Sq.ft



### Key features

- Located on a well-established and popular park
- Good proximity to Watford and local amenities on the park such as the gym and cafe
- Available furnished
- Two private entrances
- Six demised parking spaces



## Suite 16 Building 6 | Hatters Lane | Watford | WD18 8YH

### Description

The suite comprises a first-floor office suite with glazing on three sides providing good levels of natural light. The suite provides a reception area, eighteen open plan workspaces, a meeting room, kitchenette, and a private office. There is a small waiting area close to the stairs and WCs on the ground floor. The suite benefits from LED lighting throughout.

### Accommodation

1st floor office | 1,500 Sq.ft | 139 Sq.m  
This floor area is approximate and has been calculated on a net internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £42,500. The rates payable will be a proportion of this figure.

### Location

Croxley Park is situated on the outskirts of Watford, one of the most prosperous towns in the Southeast of England. It is in an excellent location with links by road, rail, underground and air travel. Within a five-minute drive you have access to two supermarkets, five hotels, four pubs and four golf courses in addition to all that the town centre has to offer. Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses depart every 15 minutes at peak times and are free to tenants at the Park.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Watford Borough Council – 01923 226400

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

An EPC has been commissioned and is awaited. Previous rating D (83).

### Terms

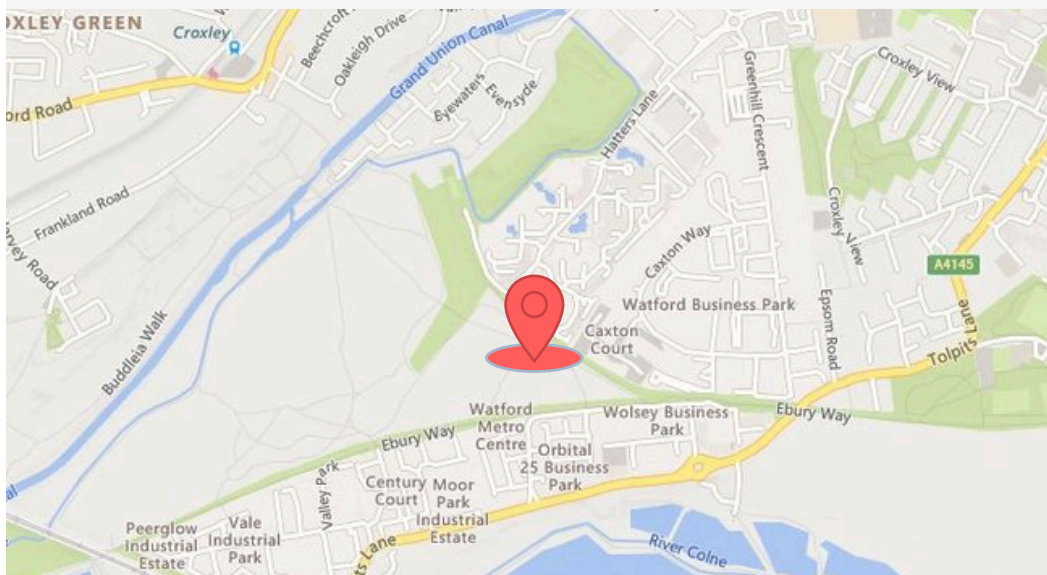
The property is held under a lease expiring 6th July 2027. The current rent passing is £39,546 per annum exclusive with half rent payable from 6th July 2024 for a period of one year. The lease is full repairing and insuring and is outside the security of tenure provisions of the Landlord & Tenant Act 1954.

### Legal costs

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

### Rent

£39,546 per annum exclusive with half rent payable from 6th July 2024 for one year.



### For viewings contact

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