

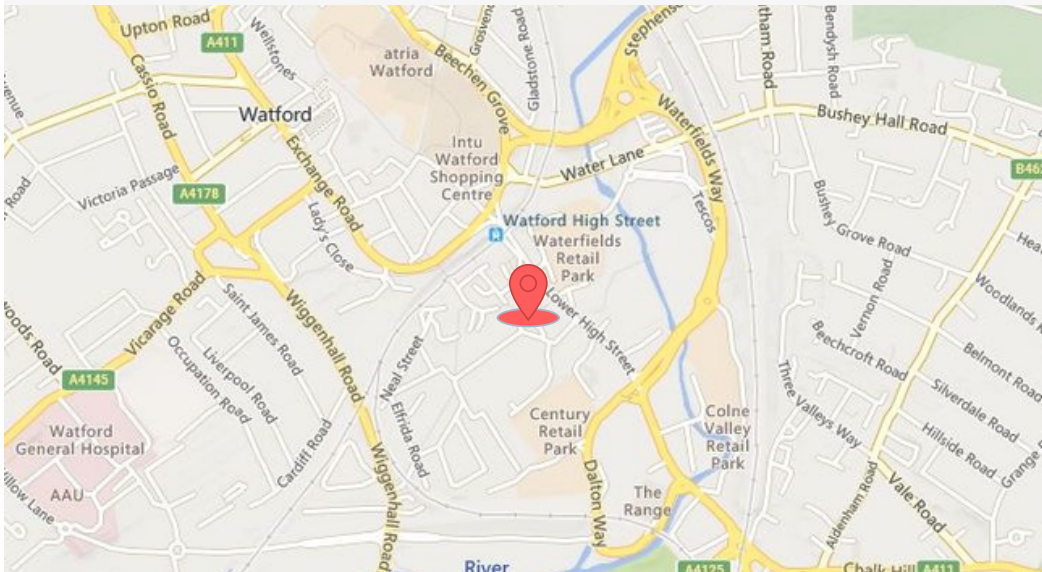
204 Lower High Street |
Watford | WD17 2EH

Refurbished Office |
To Let | 806 Sq.ft



Key features

- Comprehensively refurbished
- Comfort cooling
- Central heating (New Boiler)
- Kitchen
- Walking distance to Lower High Street and Bushey (BR) stations
- WC
- 3 on-site parking spaces



For viewings contact

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Description

Windsor House is a modern three storey building reconstructed behind an attractive, retained Georgian façade that has been comprehensively refurbished to a high standard. It provides particularly light and airy open plan accommodation, with its own kitchen facility.

Rent

£25,00 per annum exclusive of VAT.

Accommodation

Second floor | 806 Sq.ft | 74.88 Sq.m

This floor area is approximate and has been calculated on an IPMS3 basis.

Location

Windsor House fronts Lower High Street, just south of Exchange Road (A411) on the fringe of Watford town centre a short walk from the Intu shopping centre and equally close to the Waterfields Retail Park and Tesco superstore.

Watford High Street and Bushey (BR) stations are each close by and offer swift and regular connections to London Euston.

The M1 (J5) and the M25 (J19 or J20) are within 3 miles giving quick access to the motorway network and to the main London airports.

Rates

The VOA website shows an entry in the current Rating List of £15,000. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Small business relief may be applied to this assessment resulting in up to 100% relief subject to meeting certain criteria.

EPC

The property has an EPC rating of D 82. Details available upon request.

Tenure

The second floor is available on the basis of a new lease for terms by negotiation.

A service charge is payable to cover communal expenses including utilities, presently running at c.£5.50 psf, per annum.

Legal costs

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