



UNIT 4

Bermer Place, Watford, WD24 4AY

Comfort cooled first floor office within 1 mile of M1 Motorway (J5)

1,342 SQ FT



Summary

Available Size	1,342 sq ft
Rent	£22,143.00 per annum
Rates Payable	£8,602 per annum From 1st April 2023
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£295 per annum Budget for year ending April 2023
EPC Rating	D

Key Features

- Comfort cooling / heating
- Kitchenette
- 2 Car parking spaces
- LED lighting within suspended ceiling
- Fully carpeted

Description

A self-contained first floor office amounting to 1,342 sq ft with the benefit of comfort cooling, kitchenette, cloakroom and allocated car-parking.

Location

Situated in Bermer Place that is located on a premier modern trading estate just off the A4008 dual carriageway that provides direct access to Junction 5 of the M1 Motorway that is approximately one mile distant. Junction 19 of the M25 Motorway is within approx. two miles.

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles and thereby to the Town Centre and Intu Shopping Mall.

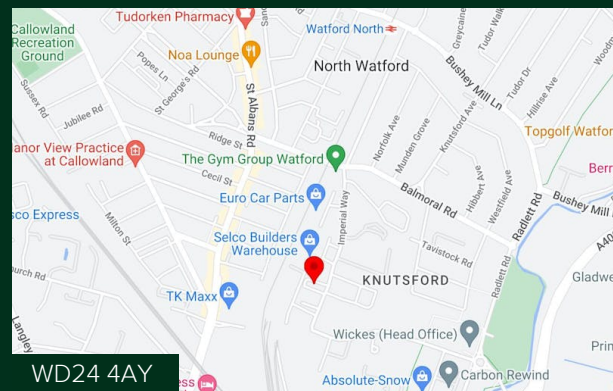
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Comfort cooled office	1,342	124.68	Available
Total	1,342	124.68	

Terms

Lease: Available on a new effective full repairing and insuring lease for a term to be agreed.



Viewing & Further Information

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