



ABBOTTS HOUSE

198 Lower High Street, Watford, WD17 2FF

Town Centre office within 2 minutes walk of Watford High Street Station

275 SQ FT



Summary

Available Size	275 sq ft
Rent	£9,000 per annum
Car Parking	£77.50 per space / month Available at Tesco Store opposite
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Key Features

- Office furniture available
- Kitchen facility
- Bookable meeting room
- Male & Female WC's

Description

Located on the first floor of Abbots House a modern two storey character building reconstructed behind an attractive, retained Georgian façade.

Location

Abbots House is located close to the centre of Watford, a short walk from the Atria shopping centre and fronts Lower High Street, just south of Exchange Road (A411). It is also close to the Waterfields Retail Park and Tesco superstore.

Public transport access is also excellent with main line rail links to London Euston (approx. 16 minutes) and to Greater London via Watford Junction station and the nearby Watford High Street station (Metropolitan line link to Baker Street).

Watford has excellent Road connections with links to the national motorway network via the M1 (Junctions 5 & 6) and M25 (Junctions 20 & 21) giving access to the main London airports.

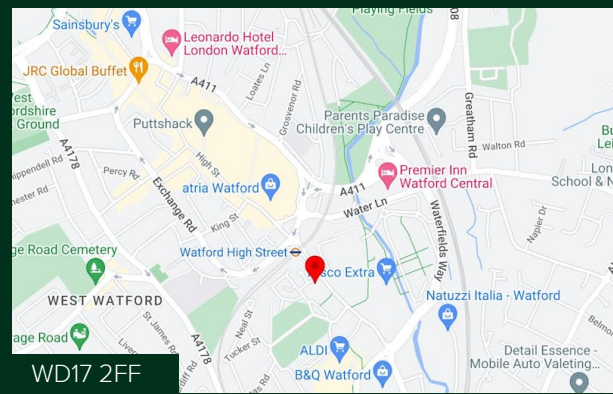
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	275	25.55	Available
Total	275	25.55	

Terms

The office is available on a flexible Licence agreement for a term to be agreed (minimum 6 months).



Viewing & Further Information

Christopher Smiddy

01923 911 007 | 07753 970 196

chris@forestrealestate.co.uk

CONNECT WITH US

Brookside Works, 1a Local Board Road, Watford WD17 2JP

01923 911 007

info@forestrealestate.co.uk

www.forestrealestate.co.uk

FOREST
REAL ESTATE
INCORPORATING **Smiddy & Co**

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 21/02/2024

