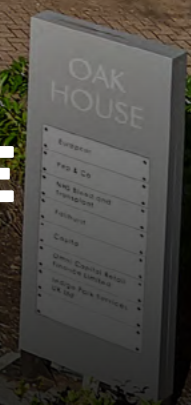


OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP

SET DOWN NEW ROOTS AT OAK HOUSE



OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP

OAK HOUSE IS A PRESTIGIOUS THREE-STOREY OFFICE BUILDING WITH EXCELLENT PARKING NEAR WATFORD JUNCTION STATION. ADJOINING OCCUPIERS INCLUDE HILTON AND JD WETHERSPOON. IDEAL FOR AN AMBITIOUS COMPANY READY TO UPGRADE ITS HEAD OFFICE OR A LARGER ORGANISATION KEEN TO EXPAND ITS HQ INTO A NEW CITY.



NEWLY REFURBISHED
SHARED RECEPTION,
COMMON AREAS
AND FACILITIES

FULL ACCESS
RAISED FLOORS



ON-SITE CAR
PARKING

FAST FIBRE
BROADBAND



NEW AIR
CONDITIONING

NEW METAL TILED
SUSPENDED CEILING
WITH LED LIGHTING



WITHIN WALKING
DISTANCE OF
WATFORD JUNCTION
STATION AND
ESSENTIAL HIGH
STREET AMENITIES

OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP



5 STAR
★★★★★
EWAVE
CONNECTIVITY
RATING


RECEPTION FACILITY

24HR ACCESS



DISABLED ACCESS

2 PASSENGER
LIFTS



INTERNAL
COURTYARD
AREA

BUILDING MANAGER



SHOWERS

ON-SITE
CAR PARKING


ON-SITE CAFE


OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP



**EXCELLENT CANTEEN & BREAK-OUT FACILITY
WITH COSTA VENDING AND COMFY SEATING**

OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP

Coming Q1 2022

Serviced offices, meeting rooms
and coworking



Photos show Europcar fit-out at Oak House courtesy of Metric office Furniture & Interiors

PART SECOND FLOOR

6,663 SQ FT
(619.1 M²)
(approximate IPMS3 floor areas)

 **23**
CAR PARKING
SPACES

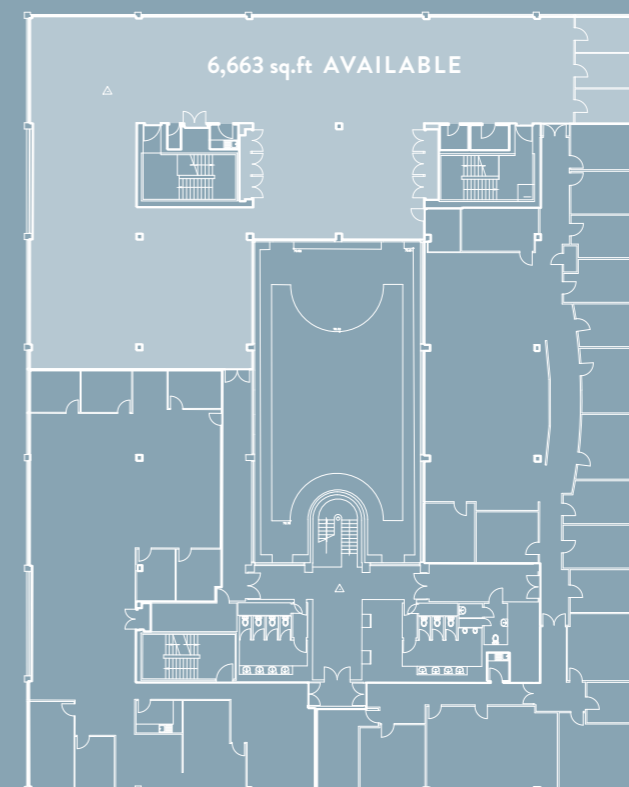
NEW METAL TILED
SUSPENDED CEILING
WITH LED LIGHTING



FULL ACCESS
RAISED FLOORS



NEW VRF AIR CONDITIONING
SYSTEM WITH APPROX.
OCCUPANCY DENSITY 1:10



**IDEAL FOR AN
AMBITIOUS
COMPANY READY
TO UPGRADE ITS
HEAD OFFICE OR
A LARGER
ORGANISATION
KEEN TO EXPAND
ITS HQ INTO A
NEW CITY.**

 **figflexoffices**

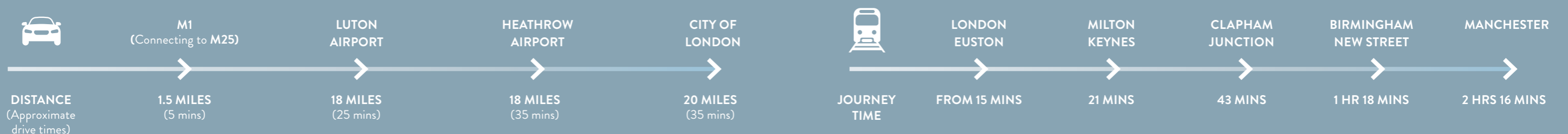
OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP

Resting on the edge of Watford town centre, Oak House's attractive location means it sits a five-minute drive from junction 5 of the M1, and 35 minutes from Heathrow Airport and the city of London.

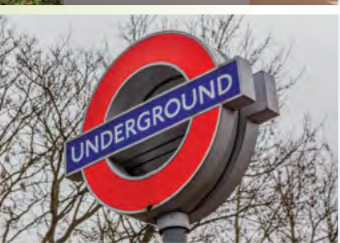
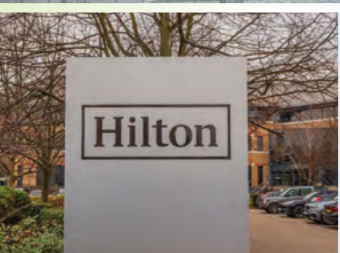
The office's enviable transport connections are strengthened with Watford Junction railway station just half a mile away, running a fast and frequent service to London Euston, Birmingham and Clapham Junction.

Also within a short walking distance is the Intu Watford Shopping Centre, which offers more than 140 stores, restaurants and leisure facilities.



OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP



| | | | | | |
|---------------------|-------|-------|--------|-------|--------------------------------|
| Town Hall & Library | 1 min | 2 min | 4 min | 1 min | High Street |
| Watford Colosseum | 1 min | 4 min | 4 min | 1 min | Palace Theatre |
| Leisure Centre | 2 min | 4 min | 6 min | 2 min | Charter Place Shops |
| West Herts College | 2 min | 6 min | 7 min | 3 min | Intu Watford (Harlequin Shops) |
| Cassalobury Park | 2 min | 8 min | 11 min | 7 min | Watford High Street Station |

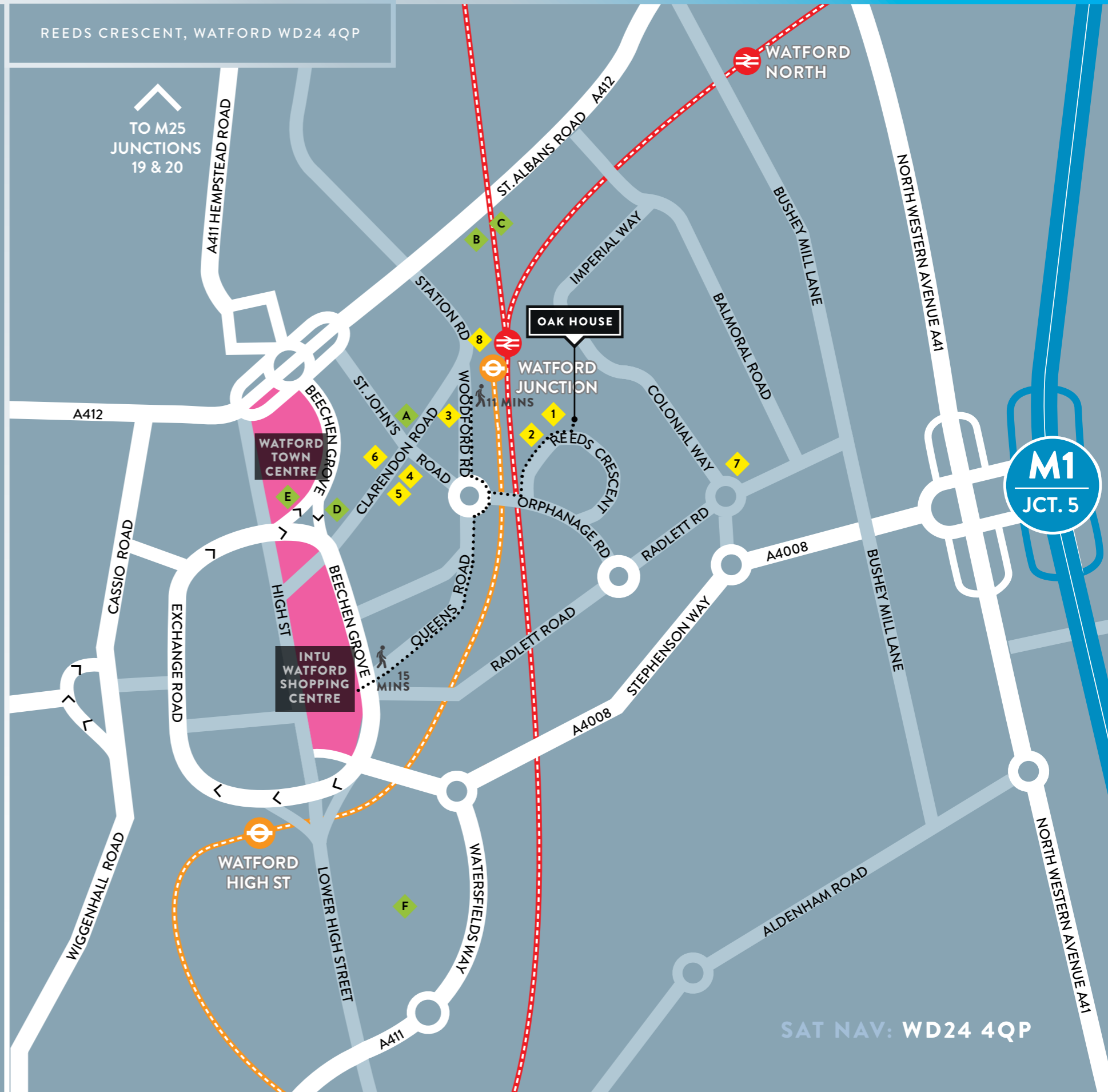
LOCAL AMENITIES

- ◆ A Holiday Inn
- ◆ B Holiday Inn Express
- ◆ C The Range
- ◆ D Jurys Inn
- ◆ E Sainsbury's
- ◆ F Tesco

MAJOR LOCAL OCCUPIERS

- ◆ 1 Hilton Hotels (HQ)
- ◆ 2 J D Wetherspoon (HQ)
- ◆ 3 KPMG
- ◆ 4 T K Maxx (HQ)
- ◆ 5 Polo Ralph Lauren
- ◆ 6 ACI
- ◆ 7 Wickes (HQ)
- ◆ 8 Dentons

- London Overground
- National Railway
- Main Retail Areas



SAT NAV: WD24 4QP

OAK HOUSE

REEDS CRESCENT, WATFORD WD24 4QP



TERMS

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

VAT

VAT is charged on the rent and service charges.

EPC

Available upon request.

Viewings strictly by appointment:



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