

Hille House |
132 St Albans Road |
Watford | WD24 4AE

Well Situated & Economical Offices |
To Let | 290 Sq.ft - 3,734 Sq.ft



Key features

- Prominently situated overlooking St Albans Road
- Close to numerous local amenities including cafes, shops, pubs & a 24 hour convenience store
- Walking distance to Watford Junction station
- Comfort cooling & central heating
- Kitchen facilities



Hille House | 132 St Albans Road | Watford | WD24 4AE

Description

The accommodation comprises particularly light and predominantly open plan offices on the second floor of this prominent office building, with windows to both the front and rear elevations.

The space benefits from air conditioning cassettes, kitchen facilities and parking.

Accommodation

Suite 1 (2nd floor)		1,471 Sq.ft		136.66 Sq.m
Suite 2 (2nd floor)		1,524 Sq.ft		141.58 Sq.m
Suite 3 (2nd floor)		739 Sq.ft		68.66 Sq.m
(Option 1)		290 Sq.ft		26.94 Sq.m
(Option 2)		313 Sq.ft		29.08 Sq.m
(Option 3)		426 Sq.ft		39.58 Sq.m
(Option 4)		449 Sq.ft		41.71 Sq.m

These floor areas are approximate and have been calculated on an IPM3 basis.

Location

The office accommodation occupies a highly prominent position overlooking St Albans Road (A412) and forms part of the Hille Business Estate. Junction 5 of the M1 motorway is within 2 miles, and there is swift access to the M25 motorway.

Watford Junction station is within conveniently short walking distance, as is the Town Centre. St Albans Road provides a wide range of amenities including a post office, cafés, restaurants and convenience shopping.

Bus stops serve Luton, Hemel Hempstead, Heathrow and Rickmansworth as well as the local surrounds.

Rates

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority.

Watford Borough Council - 01923 226400.

Please note that as a result of Budget changes this suite may benefit from some form of business rates relief.

EPC

An EPC has been commissioned and is awaited.

Tenure

The suite is available on a new lease for a term to be agreed.

Legal costs

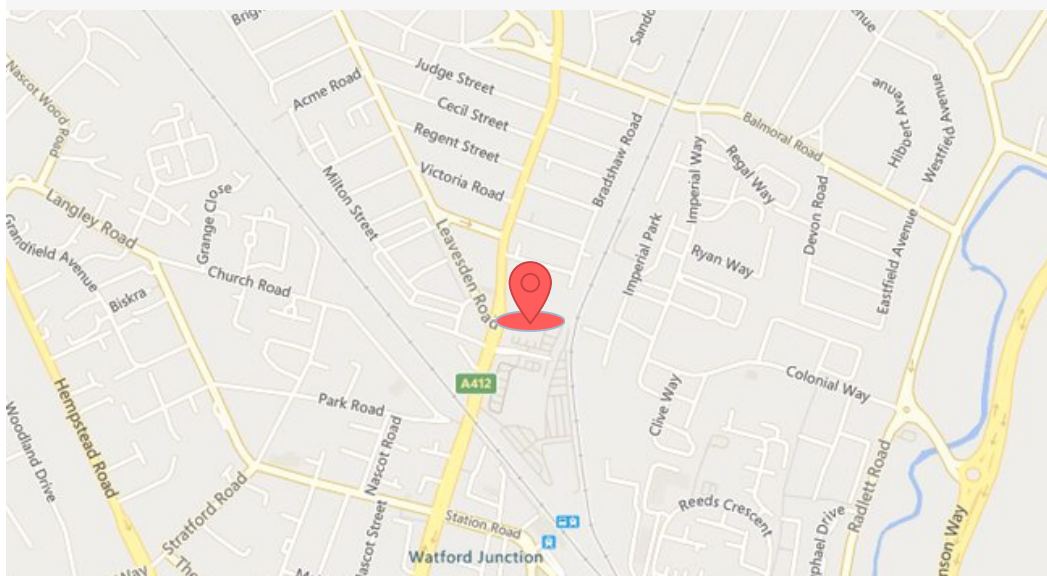
Each party to be responsible for their own legal costs incurred in this transaction.

Rent

Upon application.

VAT

Hille House is not registered for VAT, therefore there is no VAT payable on the rent.



For viewings contact

Elliot Fletcher
07523 801153
elliot.fletcher@brasierfreeth.com

Sara Yasir-Dhillu
07548 098880
sara.yasir-dhillu@brasierfreeth.com

