

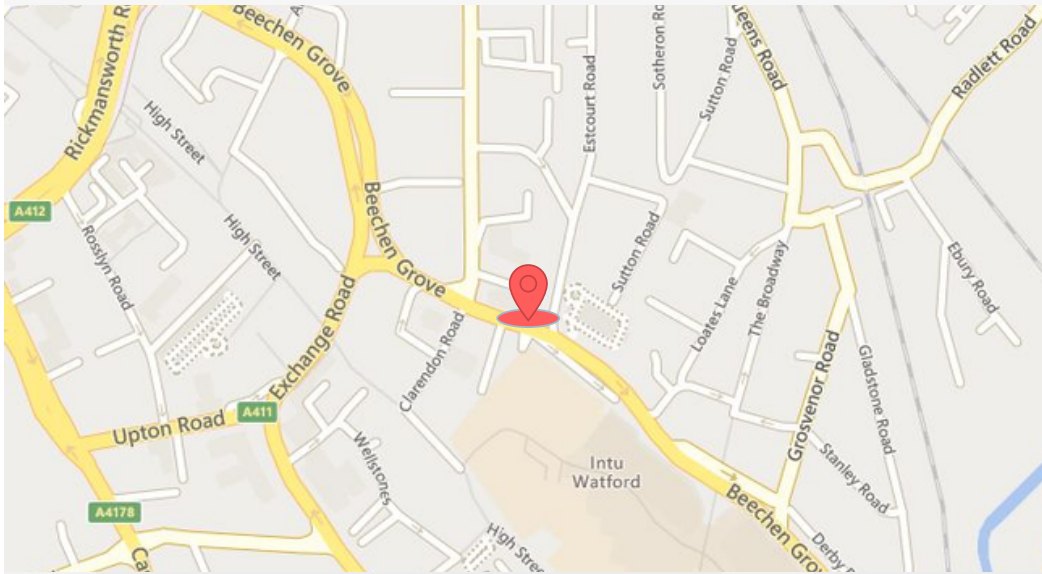
First Floor | 28 Clarendon Road |  
Watford | WD17 1JJ

Grade A Town Centre Office Suite |  
To Let | 5,101 Sq.ft



### Key features

- Quick access to station and town centre
- VRF air-conditioning
- Suspended ceilings
- Full accessed raised floor
- On-site parking
- Good quality 7 car spaces



# First Floor | 28 Clarendon Road | Watford | WD17 1JJ

## Description

The premises form part of a high quality recently refurbished office building situated in Clarendon Road, the principal office location within Watford. The present tenant has fitted out to a high standard including meeting rooms and high quality staff amenity. The property is otherwise largely open plan.

## Accommodation

First Floor Offices | 5,101 Sq.ft | 473.9Sq.m

This floor area is approximate and has been calculated on an IPM3 basis.

## Service Charge

Currently circa £8.62 per Sq.ft.

## Location

The property is located within easy walking distance of Watford High Street and the Atria Shopping Centre. Town centre amenity includes a large range of shops, cafes and restaurants including Wagamama, Cote Brasserie, The Florist, Las Iguana's and The Beech House.

## Rates

The VOA website shows an entry in the current Rating List of £123,000. The rates payable will be a proportion of this figure.

Clarendon Road contains two hotels (Jury's Inn and Holiday Inn) with a further two all within walking distance of the property. In the wider area there are additional hotel and leisure amenities including The Grove Hotel and Golf Complex.

For rates payable from 1st April 2024, refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

## EPC

The property has an EPC rating of C59. Details available upon request.

## Terms

The property is available to let on a new underlease for a term to be agreed.

## Legal costs

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

## Rent

£29 per Sq.ft.

## For viewings contact

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