



Unit 4 & 5

2 Lord Street, Watford, Hertfordshire, Hertfordshire, WD17 2LQ

**Double fronted unit,
office/retail use for sale/to
let.**

970 sq ft
(90.12 sq m)

- RETAIL/OFFICE UNIT TO LET OR FOR SALE
- GLAZED SHOP FRONT
- SUSPENDED CEILING, KITCHENETTE AND TOILET FACILITIES
- BOTH UNITS HAVE AIR CONDITIONING AND HAVE BEEN REFURBISHED TO A HIGH STANDARD
- THE UNIT FRONTAGE FACES THE A411 WATFORD RING ROAD

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Summary

Available Size	970 sq ft
Rent	£25,000 per annum
Price	£410,000
Rates Payable	£9,100 per annum
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

The units have the benefit of a glazed shop front, suspended ceiling, kitchenette and toilet facilities. In addition, both units have air conditioning and have been refurbished to a high standard throughout.

Location

The property comprises of a double fronted retail unit facing Queens Road conveniently located on a walkway which leads into Watford town centre. The unit frontage faces the A411 Watford Ring Road meaning that the premises have great prominence to a number of vehicles accessing the wider town centre.

Accommodation

Name	sq ft	sq m	Availability
Ground	970	90.12	Available
Total	970	90.12	



Viewing & Further Information



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