

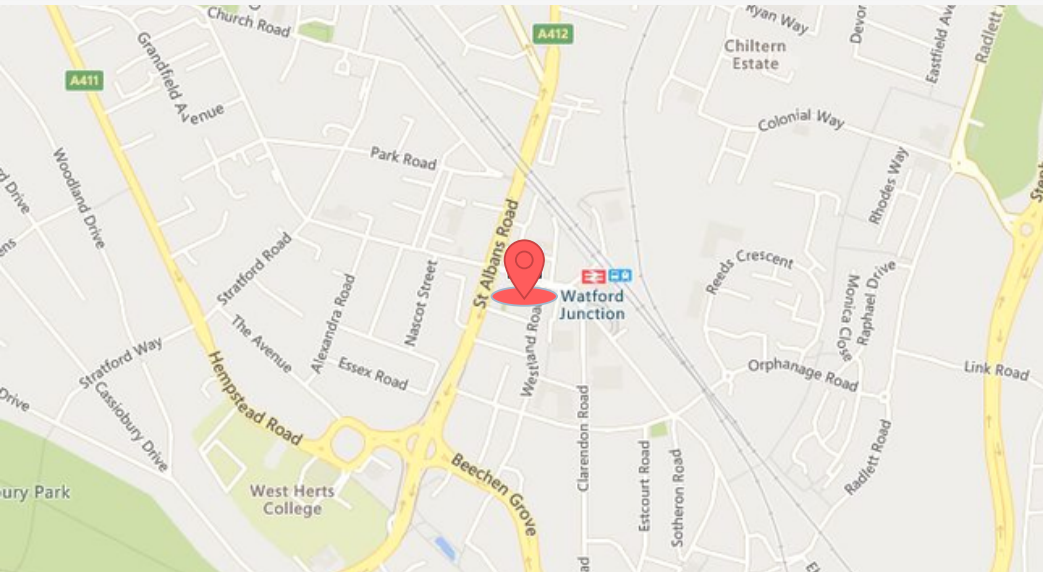
21 Station Road |  
Watford | WD17 1AP

Office Suites To Let



### Key features

- Suspended ceiling with recessed lighting
- Air conditioning
- Perimeter trunking
- Passenger lift
- Good parking ratio
- Kitchenette & WC facilities
- Well situated for Watford Junction & Town Centre amenities



## 21 Station Road | Watford | WD17 1AP

### Description

The premises comprise open plan office suites within a four storey office building. The property enjoys a good level of parking provision in a surface level car park to the rear of the building.

### Location

The premises comprise a high profile building situated on the junction of St Albans Road and Station Road a short distance from Watford Junction Station. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.

Both the M1 (Junction 5) and the M25 (Junctions 19 and 20) are within 3 miles.

### Tenure

The suites are available individually or in combinations on new lease/s for flexible terms to be agreed.

### Rent

A rent of £22.75 per Sq.ft is sought.

### EPC

EPC Rating D-78 (assessed for first floor).

A copy of the Energy Performance Certificate on request.

### Accommodation

#### Ground Floor

Station Road Wing | 1,762 Sq.ft | 163.70 Sq.m  
 St Albans Road Wing | LET | LET

#### First Floor

Station Road Wing | LET | LET  
 St Albans Road Wing | 2,348 Sq.ft | 218.15 Sq.m

#### Second Floor

Station Road Wing | 2,047 Sq.ft | 190.17 Sq.m  
 St Albans Road Wing | LET | LET

#### Third Floor

Station Road Wing | LET | LET  
 St Albans Road Wing | 1,842 Sq.ft | 171.11 Sq.m

**Total Building** | 7,443 Sq.ft | 691.47 Sq.m

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

### Rates

All suites separately assessed.

Interested parties should confirm the annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council 01923 226400).

### Legal costs

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

### For viewings contact

Peter Brown  
 07740 170458  
 peter.brown@brasierfreeth.com

Elliot Fletcher  
 07523 801153  
 elliot.fletcher@brasierfreeth.com

