

Observer House |  
Caxton Way |  
Watford | WD18 8RJ

Good Quality Office  
To Let | 2,832 Sq.ft



**Key features**

- Raised floor with new carpet
- Suspended ceilings
- Air conditioning
- Cat II lighting
- Refurbished WC facilities
- Mostly open plan space
- 8 car parking spaces



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## Description

The accommodation is predominately open plan with some offices positioned around the perimeter. The space is in good condition and benefits from a retro fitted raised floor, CAT II lighting and air conditioning.

## Accommodation

GF - Suite 1 | 2,832 Sq.ft | 208.70 Sq.m

This floor area is approximate and has been calculated on a IPMS3 basis.

## Location

The property is situated in Caxton Way on the Watford Business Park approximately 2 miles outside Watford Town Centre. Motorway access is available via Junction 5 of the M1 or via Junctions 18 & 19 of the M25 (circa 5 miles).

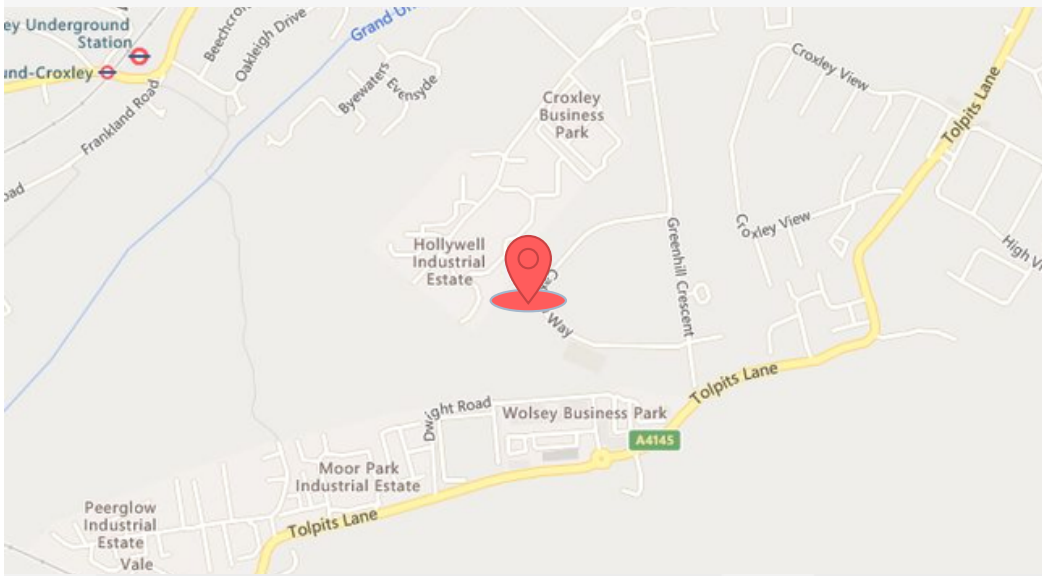
## Rates

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

## EPC

The property has an EPC rating of C 68. Details available upon request.

There is good access to the area by bus serviced by the W30 which links with Watford overground and underground train services. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.



## Tenure

A letting is offered on a new full repairing and insuring underlease for a term by negotiation.

## Rent

Upon application.

## For viewings contact

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