

Park House II |
15 - 23 Greenhill Crescent |
Watford | WD18 8PH

Office & Studio Space | To Let |
1,494 Sq.ft - 2,631 Sq.ft



Key features

- Prominent roadside position
- Good natural lighting
- Suspended ceilings & LED lighting
- High ceiling studio space
- Well established business estate



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Description

The site comprises a number of office/studio spaces varying in size. Unit C features ground floor office accommodation which is situated towards the front of the site with good roadside prominence. The offices are of a good specification, featuring carpeting, led lighting, suspended ceilings and electric heating. The unit also features an ancillary storage room with exposed ceilings and LED strip lighting.

Innovation House is comprised of largely open plan office/studio space across ground and first floors. The property is located towards the front of the site with good roadside visibility. The ground floor has suspended ceilings, LED lighting, laminate flooring and gas central heating. The first floor space is of a shell and core specification and has great natural lighting, making it suitable for a variety of potential uses (subject to necessary planning consents as appropriate).

Location

The subject properties are located on Watford Business Park, a well established commercial area situated approximately 1.5 miles west of Watford town centre. The surrounding area comprises a mixture of detached mixed industrial units as well as a range of small single storey terraced units, secondary office accommodation and motor trade premises.

Croxley Station is located approximately 1 mile west of the subject property, which provides frequent rail services via the Metropolitan Line into London. The M1 (junctions 5 and 6) and M25 (junctions 18 and 19) are all within 5 miles of the property.

Terms

Available to let on a new lease, direct from the Landlord on terms to be agreed.

Accommodation

Unit C | 1,494 Sq.ft | 138.80 Sq.m
Innovation Centre | 2,631 Sq.ft | 244.40 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rent

Unit C
£29,880 per annum exclusive plus VAT.

Innovation Centre
£31,500 per annum exclusive plus VAT.

Rates

All rates payable are to be included as part of the service charge for each unit.

Service charge

There is a service charge payable for each unit for the purposes of repair and maintenance of the communal elements. The service charge is inclusive of business rates. Further details are available upon request.

EPC

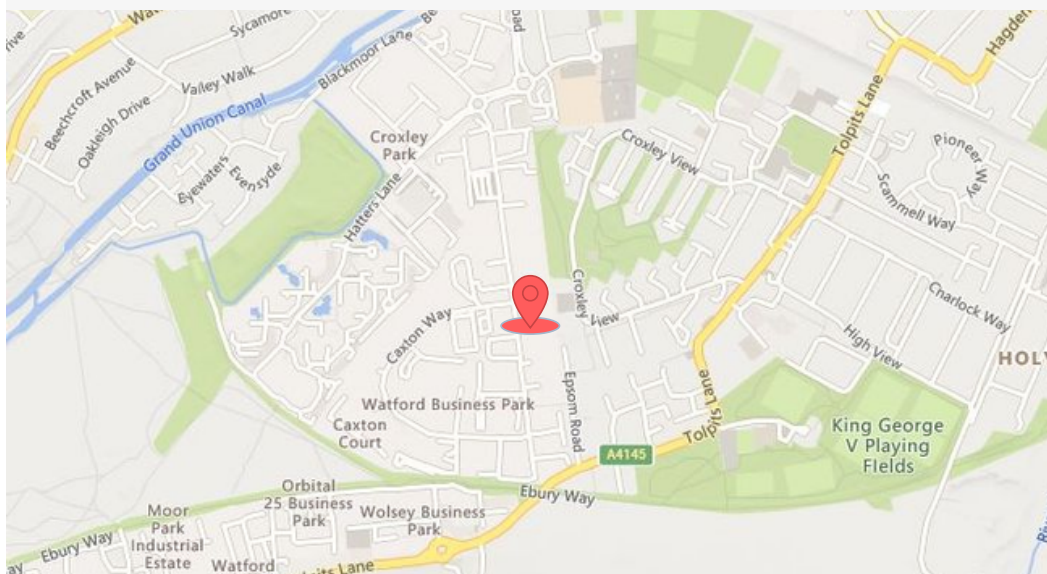
Details available upon request.

Legal costs

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

VAT

The property is VAT registered.



For viewings contact

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