

Property Particulars



Commercial Property Consultants

MODERN OFFICES TO LET

APPROXIMATELY 4,065 SQ FT / 377.65 SQ M

APEX HOUSE, 1 BRIDLE PATH, WATFORD, WD17 1UE



LOCATION

Apex House is situated just off Station Road within 100 meters of Watford Junction Station. Access is available to the property by car from both St Albans Road and from Station Road.

Watford Junction provides a fast frequent service to London Euston (20 mins) and to the Midlands, North and Clapham Junction.

The M1 (J5) and the M25 (J19 or J20) are within 3 miles giving quick access to the motorway network and to the main London airports.

DESCRIPTION

The building comprises a modern two storey office building situated on Bridle Path within close proximity to Watford Junction Station.

The available office provides high quality open plan office accommodation on the ground floor accessed off common areas which incorporate male and female WC facilities and a shower.

There are 10 parking spaces available with the suite.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

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ACCOMMODATION

Ground Floor 4,065 sq ft 377.7 sq m

LEASE

The suite is available on a new full repairing and insuring lease by way of a service charge for a term to be agreed.

RENT

£25 per sq ft per annum exclusive.

VAT

All terms quoted are exclusive of VAT at the prevailing rate.

RATES

Rateable Value - £54,000

Rates Payable 2019/2020 - £26,514

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority.

Watford Council on 01923 226400.

EPC

The EPC rating is D – 82. A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with sole agents:

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