

# Property Particulars



Commercial Property Consultants

## MODERN SELF CONTAINED OFFICE UNIT

### TO LET

**Unit 7D, Dukes Yard, Shakespeare Industrial Estate, Acme Road, Watford, WD24 5AL**

**Approximately 762 SQ FT (70.7 SQ M) with 2 car parking spaces**



### LOCATION

Dukes Yard is situated in Acme Road directly off Leavesden Road, approximately one mile north of Watford Junction Station and the Town Centre. Road communications are excellent, with both Junction 19 and 20 of the M25 being conveniently short driving distance.

### DESCRIPTION

The property comprises a terraced self-contained office unit of traditional brick construction offering accommodation over three floors. To the front of the property are two allocated parking spaces.

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 IPMS 3 AREAS (approximate net internal equivalent)

Ground Floor, including kitchen and storage cupboards	144 sq ft
1st Floor Office	359 sq ft
2nd Floor Office (with at least 1.5 m headroom) (Plus 95 sq ft with a height less than 1.5 m)	261 sq ft
<b>Total</b>	<b>762 sq ft</b>

## FACILITIES

In addition to the facilities mentioned above, the property also benefits from the following amenities:-

- Ground Floor disabled WC
- Wall mounted air conditioning units
- Wall mounted electric heaters
- Perimeter Trunking with power sockets
- Front door entry system
- Kitchen/Breakout area
- 2 Car Parking

## TERMS

A new full repairing and insuring lease for a term to be agreed.

## RENT

£13,000 per annum exclusive.

## VAT

We understand that VAT will be payable on the rent.

## RATES

Rateable Value - £10,500

Rates payable 2016/2017 - £5,082

Rates payable should be verified with Watford Council (01923 226400).

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

By appointment only please through Landlord's Sole Agents: -

Perry Holt & Co  
01923 239080  
office@perryholt.co.uk

EPC Booked awaiting documentation

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