

FOR SALE FREEHOLD**28 The Avenue, Watford, Herts. WD17 4AD****Approx. 2,508 Ft² (233 M²) GIA - 2,106 Ft² (196 M²) NIA***** Town Centre Close to
Watford Junction Station *****www.smiddyproperty.co.uk****Hemel Hempstead
01442 601007****Leighton Buzzard
01525 623007****Watford
01923 911007**

LOCATION

The property is prominently situated on The Avenue off Hempstead Road (A411) the main arterial road to Watford Town Centre from the A41 and Junction 19 of the M25 Motorway, opposite one of the town's long stay public car parks.

The High Street is within 10 minutes walking distance (Intu Watford Shopping Centre features most of the main High Street multiples) as is Watford Junction Station which provides services to London (Euston 18 minutes) and the North, St Albans and Gatwick Airport. The area is also well serviced by the local bus network.

Watford also benefits from Watford London Underground Station which is on the Metropolitan Line. This links Watford to numerous central London underground stations including Baker Street and continues eastwards to provide direct access to the City of London.

DESCRIPTION

The property comprises a semi-detached three-storey office building arranged into nine office rooms totaling approximately 2,106 ft² net arranged as follows: -

Floor	Layout	Ft ² GIA	Ft ² NIA
Ground	4 offices, Kitchen, WC's	1,192	1,033
First	3 offices, WC	962	743
Second	2 offices	354	330
TOTAL		2,508	2,106

RATES

To verify, interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 278466.

Rateable Value: £27,500

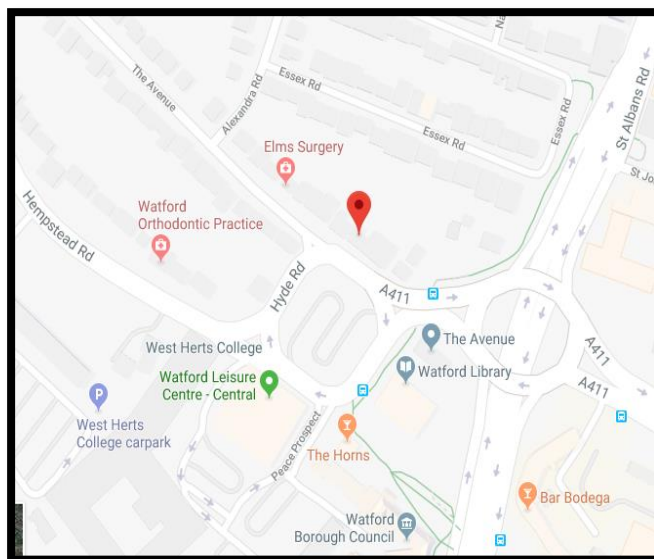
Rates Payable (2018/19): £13,200

ENERGY PERFORMANCE CERTIFICATE

The EPC asset rating is D 77.

AMENITIES

- Gas fired central heating
- Carpeted
- Rear Garden (with temporary store)
- Kitchen
- Separate male and female WC's
- 3 parking spaces



TERMS

Offers are invited for the freehold interest.

VIEWING

Strictly by appointment:



01923 911007
www.smiddyproperty.co.uk

WATFORD

Brookside Works
1a, Local Board Road
Watford, Herts. WD17 2JP

LEIGHTON BUZZARD

Unit 1, Wingbury Business Village
Wingrave, Bucks. HP22 4LW