

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

These particulars are for general guidance only and do not constitute any part of an offer or contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Smiddy & Co Limited. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Smiddy & Co Limited nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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 Second	3 offices, WC 2 offices	962 354	743 330
	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

• Separate male

Kitchen

- Rear Garden (with temporary store)
- and female WC's
- 3 parking spaces



TERMS

Offers are invited for the freehold interest.

VIEWING

Strictly by appointment:





WATFORD

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

LEIGHTON BUZZARD

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