

# CHARACTER OFFICES TO LET

564 sq ft | (52.40 sq m)



The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire - WD17 1HZ

**01923 210810**

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## HILLE BUSINESS ESTATE, 132 ST ALBANS ROAD, WATFORD, WD24 4AE

### LOCATION

The Hille Business Estate is situated in central Watford directly off St Albans Road (A412), adjacent to the TK Maxx Retail Park. Junction 5 of the M1 is within 2 miles, and there is swift access to the M25 motorway at Junctions 19, 20 & 21.

Watford Junction station is within conveniently short walking distance, from where Euston can be reached in less than 20 minutes.

The Town Centre is also close by, which is well served by extensive retail facilities including the INTU shopping centre which is in the process of being significantly extended including a new multiplex cinema and bowling alley.

There are numerous local services in the immediate vicinity including, Banks, Post Office, cafes and a wide variety of shops.

### DESCRIPTION

The property is a former Victorian brewery that has been converted into character office accommodation that is situated centrally within the estate.

The available accommodation comprises a self-contained open plan office on the ground floor, with use of communal facilities. The common areas and toilets have been redecorated and present well.

### ACCOMMODATION

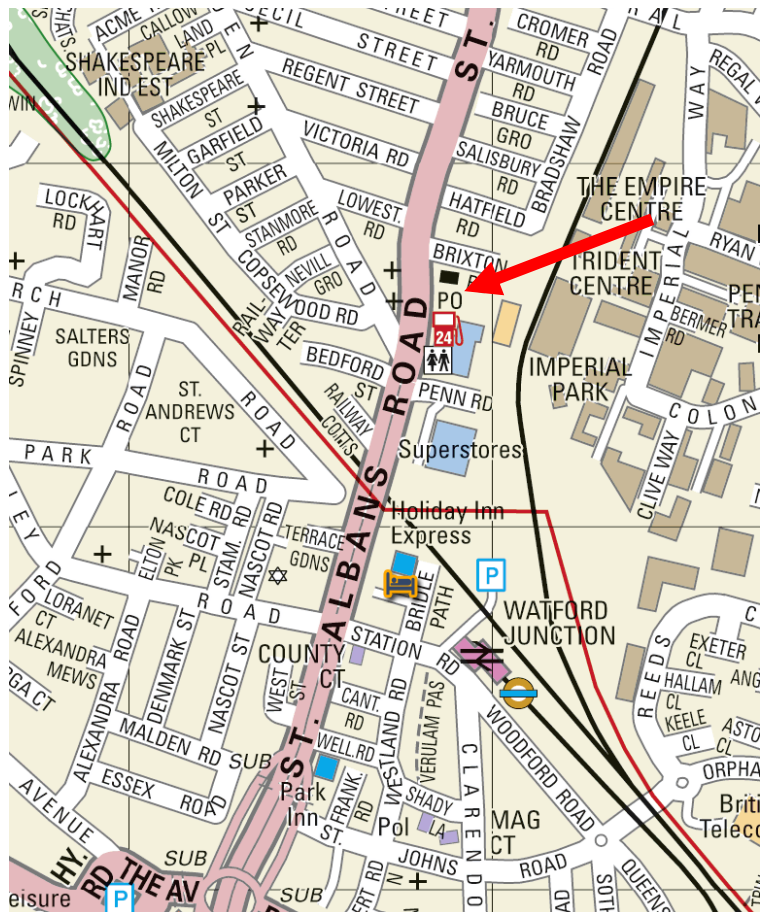
	sq ft	sq m
Ground Floor Office	564	52.40

### VIEWING | Strictly by appointment through this office with:

Graham Ricketts  
**01923 205525**  
[graham.ricketts@brasierfreeth.com](mailto:graham.ricketts@brasierfreeth.com)

Tim Howlings  
**01923 205524**  
[tim.howlings@brasierfreeth.com](mailto:tim.howlings@brasierfreeth.com)





## AMENITIES

- Comfort cooling
- Kitchenette within demise
- Central heating
- 1 Allocated parking space
- Broadband provision
- Close to numerous local amenities including TK Maxx, The Range, Cafés, Pubs, 24hr convenience store

## TENURE

The suite is offered to let on the basis of a new lease for a flexible term by negotiation.

## RENT

£20 per sq ft exclusive

## RATES

According to the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) the suite has a rateable value of £6,100. Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Watford Borough Council 01923 226400).

**Please note that as a result of recent Budget changes this suite may benefit from total business rates relief.**

## EPC RATING

D 85 – Further details available upon request.

January 2019 / 4837

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|---------------------------|------------------------|
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