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01923 252188

30 The Avenue
Watford
WD17 4AE

FOR SALE

**NO
VAT
PAYABLE**



Self-Contained Offices For Sale in Watford Town Centre 2,126 SQ FT (197 M²)

- Self-contained offices
- Recently refurbished
- Private car park to rear for 6/7 cars
- Very close to Watford Junction Station
- Additional basement storage
- Data cabling

24 STATION ROAD
Watford
WD17 1JU

LOCATION

The property is situated very close (approximately 2 minutes walk) to Watford Junction Station and is within approximately 14 minutes walking distance of the town centre retail and leisure facilities.

Watford Junction Station provides a regular service to London Euston (from 15 minutes) the Midlands, the North West and Clapham Junction.

Both the M1 (Junction 5) and the M25 (Junctions 19 and 20) are within 3 miles.

DESCRIPTION

The premises comprise a two storey office building with a private car park to the rear accessed from Bridle Path, which in turn is accessed from either Station Road or St Albans Road (A412).

The building has been recently refurbished throughout.

ACCOMMODATION

First Floor Offices	1,164 sq ft	108.1 m ²
Ground Floor Offices	903 sq ft	83.9 m ²
Kitchens	59 sq ft	5.5 m ²
Total	2,126 sq ft	197.5 m²
Basement storage	251 sq ft	23.3 m ²

(Approximate IPMS 3 areas)

TERMS

The freehold interest is for sale with vacant possession

SALE PRICE

£825,000

RATES

The property currently has four rateable values totalling £19,125. Prospective purchasers should make their own enquiries.

EPC

The Energy Performance Asset Rating is C67. A copy of the full Energy Performance Certificate will be available upon request.

VIEWING

Strictly by appointment via sole agents:

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The full range of our instructions is available on our website

www.stimpsons.co.uk

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