

EXCELLENT SERVICED OFFICES TO LET WITH PARKING



VICTORIA HOUSE VICARAGE ROAD, WATFORD, WD18 APPROX 1,646 SQ FT (152.98 SQ M)

Location:

The property is located in the heart of Central Watford, just off the one way system and close to the Harlequin Shopping Centre, the main shopping areas, Watford General Hospital and opposite Watford Grammar School. Both of Watford's Stations (Watford Junction and High Street) are within easy reach.

Description:

Comprising newly refurbished premises within a single storey Victorian character building offering flexible accommodation. Arranged as 4 large areas, plus separate male and female WC's and a disabled WC, plus kitchen area. There is also ample parking facilities available.

The office suites are available on an all inclusive basis as either individual rooms or any combination of rooms.

Areas:

Room 1 approx 442 sq ft (41.06 m²) ceiling height 12'
Room 2 approx 486 sq ft (45.14 m²) ceiling height 13'
Room 4 approx 489 sq ft (45.42 m²) ceiling height 12' 8"
Room 5 approx 230 sq ft (21.36 m²)
Kitchen, Male & female WC's, 1 x disabled WC and 1 x sep WC

Total gross internal floor area approx 1,646 sq ft (152.98 sq m)

Terms: Available on a new Lease or licence based on flexible terms (short term lettings would also be considered) on an all inclusive basis.

Room 1	£14,300 pa
Room 2	£16,800 pa
Room 4	£16,800 pa
Room 5	£7,000 pa

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: By Appointment only
Via Sole Agents Claridges Commercial – 0845 205 0007



