

# FITTED OFFICES TO LET

## WATFORD

### SUITE G.1

### GROUND FLOOR

### 34 CLARENDON ROAD



#### Description

34 Clarendon Road is situated in Watford's main office location, within a short walk of High Street shopping and leisure facilities and Watford Junction Station. Watford Junction provides rail services to London Euston (approximately 20 minutes) and into Birmingham, the northwest and Clapham Junction. Junction 5 of the M1 is within 2 miles and Junctions 19 and 20 of the M25 are within 4 miles.

#### Accommodation

The premises are arranged as open plan offices with some additional meeting rooms, and comprise the following:

**Net Internal Area** 957 sq. ft. (88.91 sq. m)

#### Specification

The premises benefit from suspended ceiling with inset lighting, air handling system, raised floor, double glazing, and carpet tiled floor.

#### Lease

The premises are available for assignment of the current lease, being a full repairing and insuring lease of 4 years, commencing 29 June 2020 and expiring 28 June 2024. The lease is outside the security of tenure provisions under Sections 24 to 28 of the Landlord & Tenant Act 1954, and includes a tenant option to determine the lease on 28 June 2022, subject to 6 months prior written notice. There is a possibility of a new lease from the landlord for a longer term.

#### Rent

# £29,860

per annum exclusive of rates and service charge.

#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£14,250
<b>UBR (20/21)</b>	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

#### Car Parking

The suite has the benefit of 2 car parking spaces.

#### EPC

An EPC has been commissioned and will be available shortly. Please enquire for further details.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Availability

The premises are available with immediate vacant possession.

#### Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

**Darren Coleman** 020 7659 4823  
darren.coleman@greenpartners.co.uk

**Freddie King** 020 7659 4838  
freddie.king@greenpartners.co.uk

*Subject to Contract*