

MODERN SELF CONTAINED OFFICE

Close to A41 and M1 (J5)

5,148 sq.ft (463 sq m)

AITCHISON

RAFFETY



1st Floor - 3 Orient Centre - Greycaine Road - Watford - WD24 7GP

To Let

- Passenger lift
- Raised floors
- 21 allocated parking spaces (1:242)
- Short drive to A41 and M1 (J5)
- Gas Central Heating
- Kitchen / breakout area



RICS



INVESTORS IN PEOPLE



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1st Floor
3 Orient Centre
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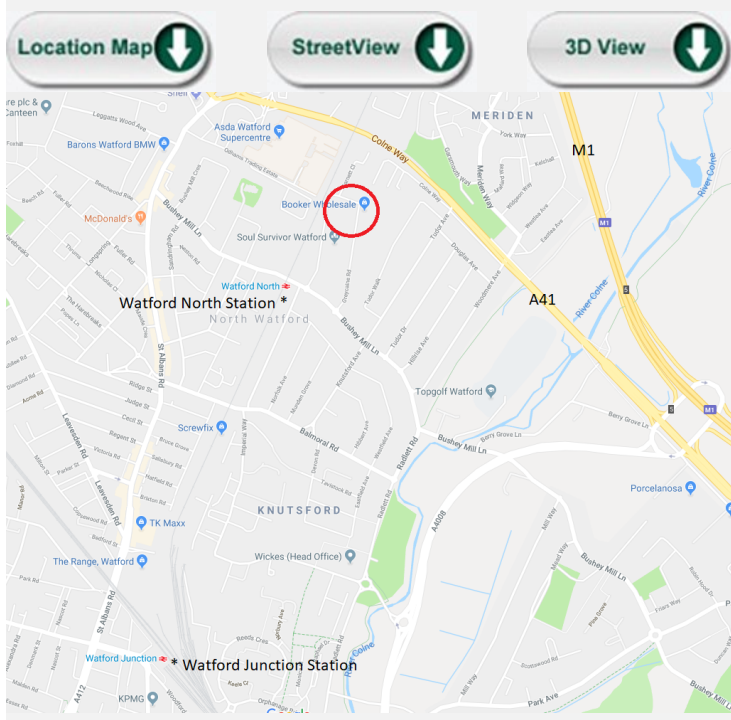
Description

A modern self-contained first floor office within a two storey purpose built unit. The office is arranged around a central atrium and benefits from a combination of open plan space and private offices / meeting rooms. There are 21 allocated parking spaces.

Location

The property is situated within a small private estate off of Greycaine Road to the north of central Watford, close to J5 of the M1 and also the A41.

Watford North railway station is approximately a five minute walk from the property, which provides regular trains to Watford Junction station and St Albans Abbey station. Watford Junction station provides a regular service to London (Euston) in a fastest time of 14 minutes.



Floor Area

The approximate internal floor areas are as follows:

1st Floor 5,148 sq.ft (463 sq m)

Rent

£82,000 per annum.

Terms

The property is available to let by way of a new FRI lease for a minimum term of five years.

Business Rates

Information available on request.

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment via the Sole Agents.

Aitchison Raffety

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