



IVECO HOUSE

WATFORD

STATION ROAD, WD17 1ET

6,728 - 20,274 SQ FT
OFFICES TO LET



ARRIVE IN STYLE

Iveco House occupies a high profile and prominent position directly above Watford Junction Station.

Featuring a newly remodelled reception making for a warm welcome experience, the building offers 6,728 - 20,274 sq ft of refurbished workspace on 4th and 7th floors.



SPECIFICATION



Remodelled manned reception



Communal shower block



EPC A21



Secure car park
(22 parking spaces per wing)



BREEAM 'Very Good'



24 hour security





SPECIFICATION



CAT A floors



Metal suspended ceiling



LED lighting



Air-conditioning



Raised floors



Male, female & disabled WCs and showers on each floor

READY FOR WORK

The available floors have been fully refurbished to a high quality Cat A condition.

They provide bright, open workspaces that are flexible and suitable for a wide range of occupiers.



THE SPACE

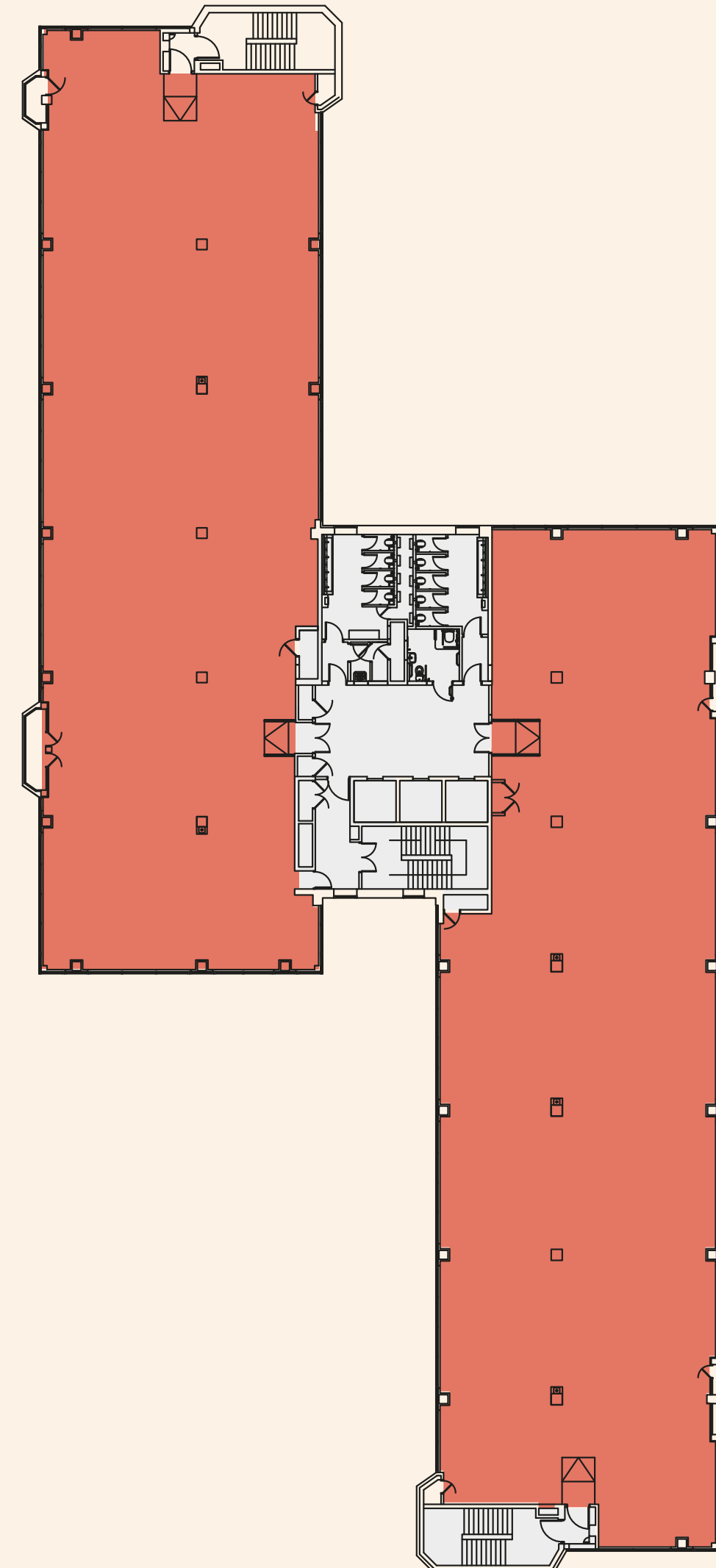
Floor	Use	sq ft	sq m
7th	Office	6,728	625.05
4th	Office	13,544	1,258.28
Total		20,272	1,883.33

Approximate IPMS3 floor areas



4th floor

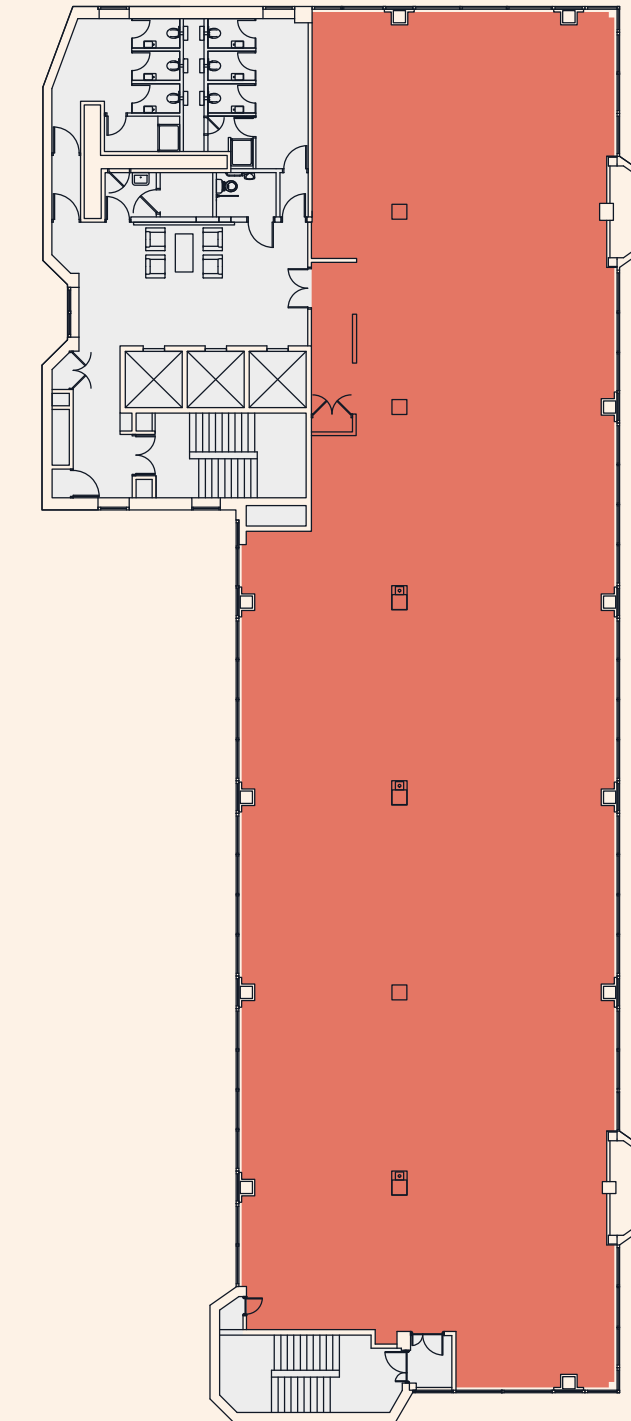
13,544 sq ft / 1,258.28 sq m



- Office
- Core

7th floor

6,728 sq ft / 625.05 sq m



Plans not to scale. For indicative purposes only.

OUT & ABOUT

The building is directly above Watford Junction Station at the end of Clarendon Road. Watford Junction Station offers a regular service to London Euston (from 15 minutes), Birmingham, and Clapham Junction.

Iveco House is perfectly placed in the heart of the Town, benefiting from its diverse range of restaurants, bars, cafes, retail and leisure facilities within the immediate area.



JOURNEY TIMES FROM THE BUILDING

<01 mins 

Watford Junction Station

10 mins 

High Street retail & leisure facilities

10 mins 

M1 (J5) motorway

LOCAL AMENITIES

★ PRET A MANGER ★



CAFFÈ NERO

COSTA

CÔTE BRASSERIE

las IGUANAS

 cineworld



Viewings

Strictly through joint sole letting agents.

Terms

Upon application.

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