



Iveco House

Station Road, Watford, WD17 1ET

Newly Refurbished Offices immediately above Watford Junction Station - EPC A rating

6,728 to 20,272 sq ft
(625.05 to 1,883.33 sq m)

- Air-conditioning
- Raised floors
- Suspended ceiling with new LED lighting
- EPC A:21
- 10 minute walk to High Street retail & leisure facilities
- An impressive remodelled reception area with manned reception
- Shower facilities

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Summary

Available Size	6,728 to 20,272 sq ft
Rent	£34.50 per sq ft
Rates Payable	£10.86 per sq ft Est. (2024/25)
Service Charge	£7.36 per sq ft Estimated
EPC Rating	A (21)

Description

Comprising the whole of the 4th and 7th floors in this prominent office building which was fully refurbished in 2016.

Location

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

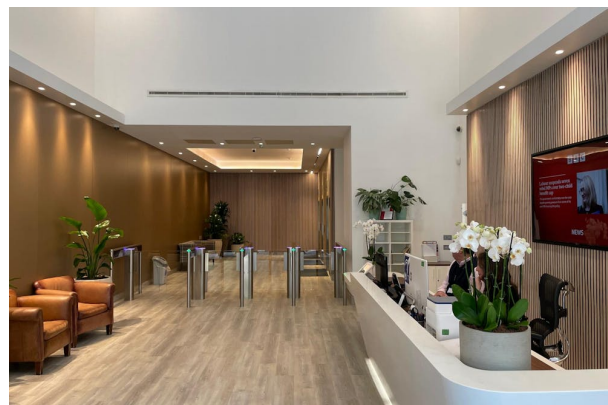
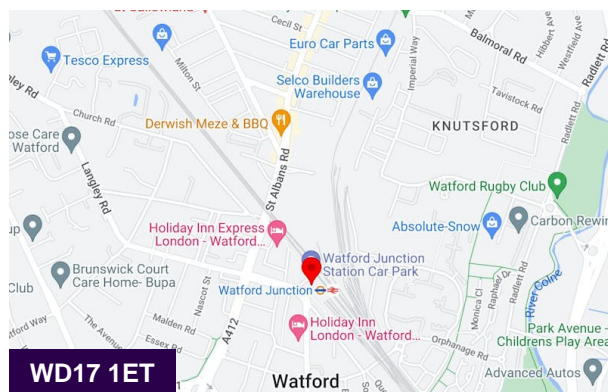
Birmingham, and Clapham Junction.

The building is within a 10 minute walk of the excellent town centre retail and leisure facilities. The M1 and M25 motorways are within 4 miles

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th	6,728	625.05	Available
4th	13,544	1,258.28	Available
Total	20,272	1,883.33	



Viewing & Further Information

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