



UNIT 4

Bermer Place, Watford, WD24 4AY

Comfort cooled first floor office within 1 mile of M1 Motorway (J5)

2,686 SQ FT



Summary

Available Size	2,686 sq ft
Rent	£37,500 per annum
Rates Payable	£15,968 per annum From 1st April 2023
Rateable Value	£32,000
VAT	Applicable
EPC Rating	B (31)

Key Features

- Comfort cooling / heating
- Kitchenette
- 2 Car parking spaces
- LED lighting within suspended ceiling
- Fully carpeted

Description

A self-contained first floor office amounting to 1,342 sq ft with the benefit of comfort cooling, kitchenette, cloakroom and allocated car-parking.

Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Total parking spaces: 3

Location

Situated in Bermer Place that is located on a premier modern trading estate just off the A4008 dual carriageway that provides direct access to Junction 5 of the M1 Motorway that is approximately one mile distant. Junction 19 of the M25 Motorway is within approx. two miles.

Watford Junction Railway Station (Euston 18 minutes) is within 1.5 miles and thereby to the Town Centre and Intu Shopping Mall.

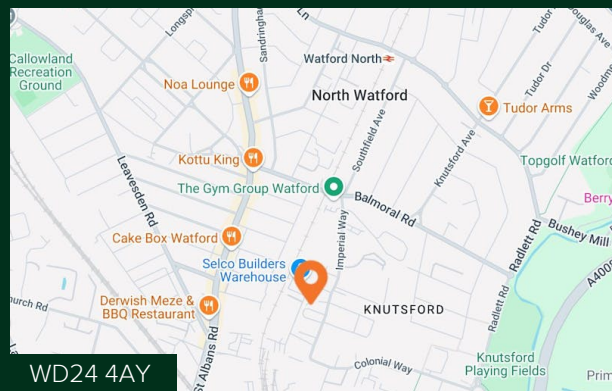
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Comfort cooled office	1,342	124.68	Available
Ground - Industrial / Storage	1,343	124.77	Available
Total	2,685	249.45	

Terms

Lease: Available on a new effective full repairing and insuring lease for a term to be agreed.



Viewing & Further Information

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