



■ Key features

- Prime office building located in the central office district in Watford.
- Opposite Watford Junction Station.
- Manned reception.
- Private roof terrace.
- Subject to refurbishment works.
- Air conditioning.
- Raised floors.
- Good parking provision.
- Consideration would be given to splitting the space.

■ Accommodation

First floor	13,156 Sq. ft	1222 Sq. m
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This floor area is approximate and has been calculated on a net internal basis.

■ Description

The property comprises a striking six storey building with the available accommodation situated on the first floor. The offices comprise raised flooring, a metal suspended ceiling and a private roof terrace.

The space is subject to dilapidations by the outgoing tenant with a view to being refurbished.

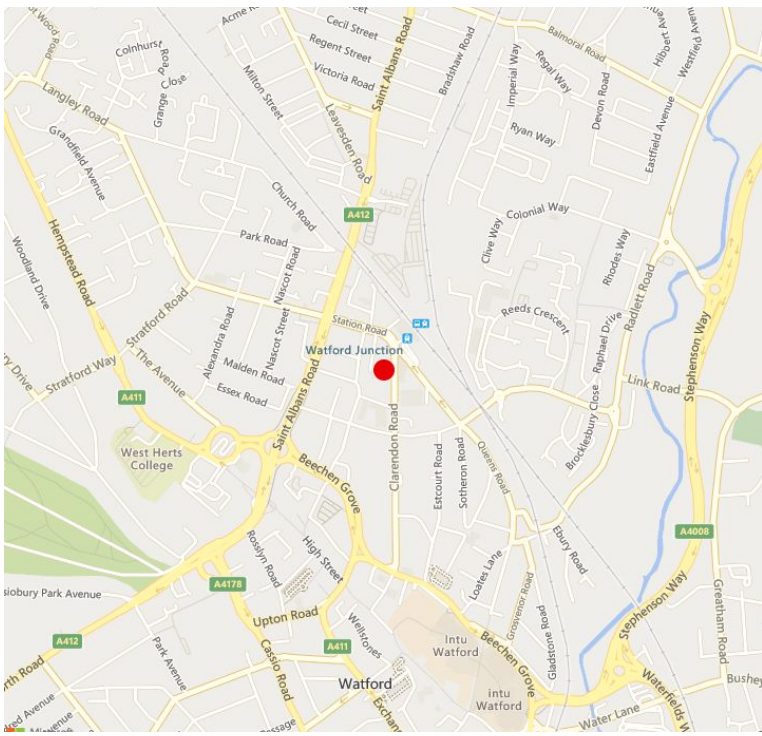
There is secure parking located in the basement and we understand this suite would benefit from 43 parking spaces.

For viewings contact:

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Location

Meridien House is prominently situated on Clarendon Road, Watford's primary office destination, and within very close proximity to Watford Junction station and the amenities of Watford Town Centre, including The Atria.

Watford Junction Station provides a fast frequent service to London Euston (15 minutes approx.), Milton Keynes, Birmingham and the North West.

Road access is available via Junction 5 of the M1 (2.5 miles) and Junctions 19, 20 and 21 of the M25 all of which are within 5 miles.

Nearby occupiers include TJX Europe, KPMG, Polo Ralph Lauren and PWC.

Tenure

The premises are available by way of a new full repairing and insuring lease direct from the landlord for a term to be agreed.

Rent

Upon application.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £202,000.

We anticipate rates payable to be circa £103,406 per annum for the year to 31 March 2022 but please refer to the Local Charging Authority for full details, Watford Borough Council – 01923 226400.

EPC

An EPC has been commissioned and is awaited.

Legal costs

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

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