

**CARPENDERS PARK BUSINESS CENTRE  
KEBBELL HOUSE, WATFORD, WD19 5BE**



**TO LET – from £6,400 per annum**

**Offices to Let**

365 to 1,246 SQ FT (33.9 to 115.7 M<sup>2</sup>)

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| <ul style="list-style-type: none"><li>■ Flexible lease terms available</li><li>■ Comfort cooled</li><li>■ Refurbished suites</li></ul> | <ul style="list-style-type: none"><li>■ Kitchen/WC facilities</li><li>■ Adjacent to Carpenders Park station</li><li>■ Good car parking</li></ul> |
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## CARPENDERS PARK BUSINESS CENTRE, KEBBELL HOUSE, WATFORD, WD19 5BE

### LOCATION

The Carpenders Park Business Centre is adjacent to the Carpenders Park mainline railway station which is only 3 stops from Watford Junction, 2 from Harrow and Wealdstone and one from Bushey on the local service which all provide mainline services to London Euston. There is a regular bus service to Watford and is within 3.5 miles of Junction 5 of the M1 and 4.5 miles of Junctions 17 or 19 of the M25 motorway.

### DESCRIPTION

The Carpenders Park Business Centre offers a range of suites differing in size. The offices are managed by an on-site team and pride is taken in the presentation of the offices and the landscaping of the communal areas.

- Refurbished suites
- Kitchen/WC facilities
- Comfort cooled
- Excellent natural light
- Adjacent to Carpenders Park Station (connecting with Watford Junction and London Euston)
- Good car parking
- Good local shopping facilities

### ACCOMMODATION

There are three suites available in Keibell House. The details are as follows:

Suite	Approx. Size (sq ft)	Rent per annum	Service Charge per annum*	Rates (2017/18)
Suite A5	881	£15,500	£7,527	£4,900
Suite A7	365	£ 6,400	£3,118	£1,389

\*Service charge includes all office cleaning, electricity, heating, air conditioning, insurance, water rates, cost of communal facilities and overall running costs of the building

### TERMS

The offices are available on a new lease for a term to be agreed.

### EPC

The Energy Performance Asset Rating is to be confirmed.

### VIEWING

Strictly by appointment via sole agents:

**PHILIP COOK**  
**01923 252188**  
**pbc@stimpsons.co.uk**

**STIMPSONS**  
**30 The Avenue**  
**Watford**  
**WD17 4AE**

The full range of our instructions is available on our website

**[www.stimpsons.co.uk](http://www.stimpsons.co.uk)**

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