

78 St Albans Road, Watford WD17 1AF

egale two

Fully refurbished self-contained offices
up to 17,000 sq ft (1,586 sq m) To Let

Within a 3 minute walk from
Watford Junction station

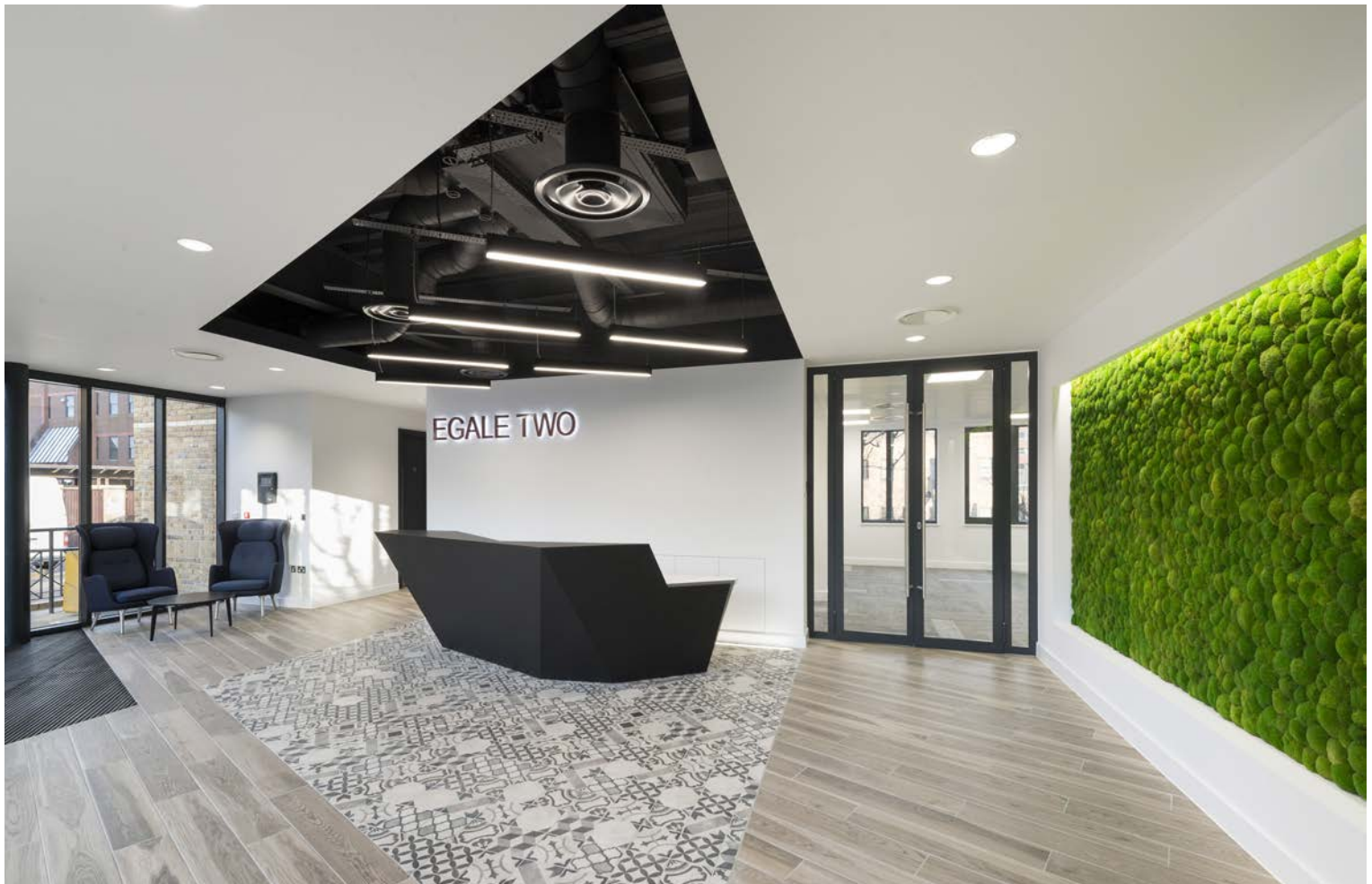
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Exceptional design with high quality finishes throughout

The property comprises a four-storey office building fronting St Albans Road, which has been comprehensively refurbished and is immediately available.







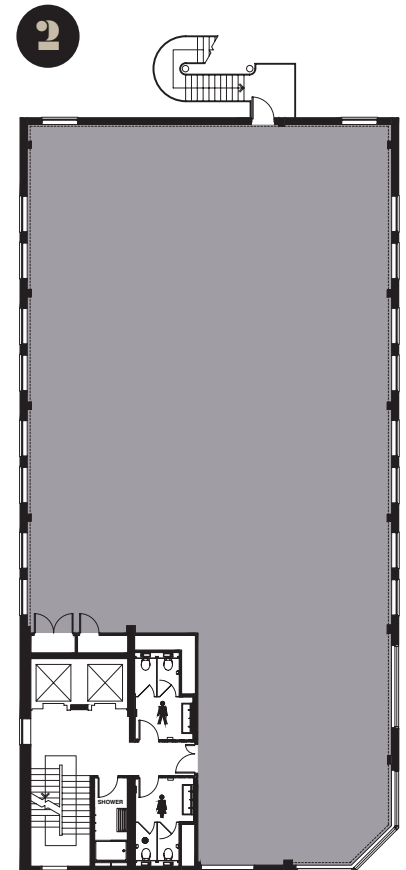
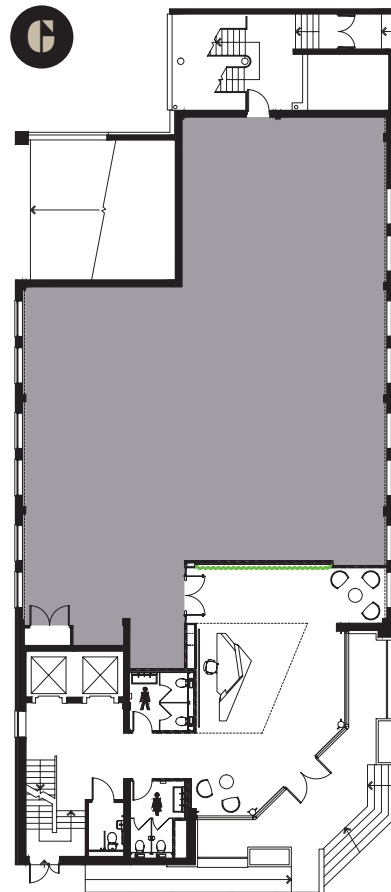
specification

- New VRF air conditioning providing flexible temperature control for 1 person per 8m²
- New metal suspended ceilings
- New LED lighting throughout
- Raised floors
- New stunning enlarged reception
- New WCs and showers
- 2 new 8-person passenger lifts serving basement & all office floors
- New audio & video door entry system
- 50 parking spaces including 30 in a secure basement
- EPC rating of B46

accommodation

(Approximate IPMS 3 floor areas).

Floor	sq ft	sq m
3	4,594	426.8
2	4,596	427.0
1	4,191	389.4
G	2,968	275.7
R	722	67.1
T	17,071	1,586.0



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Prominently situated only a short walk from Watford Junction station and the amenities of Watford town centre.

location

Egale 2 is prominently situated on St Albans Road (A412), within a 3 minute walk from Watford Junction.

Watford Junction provides rail services to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 and Junction 19 of the M25 are within 2.6 miles.

Close to the town centre retail and leisure facilities with the extended Intu shopping centre opening in late 2018 including new shops, restaurants, IMAX cinema and Hollywood Bowl.



communications

By Car

M1 J5	2.6 miles
M25 J19	2.1 miles
M25 J21	4.1 miles
Heathrow Airport	22.7 miles

By Rail

London (Euston)	15 mins
Clapham Junction	39 mins
Birmingham (New Street)	1hr 8 mins



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viewing

Strictly by appointment through the joint sole agents.

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