

OAK HOUSE, REEDS CRESCENT WATFORD, WD24 4QP



TO LET - £186,500 per annum

Quality Offices with Excellent Parking near Watford Junction Station
6,663 SQ FT (619 M²)

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| <ul style="list-style-type: none">■ Air conditioning■ Raised floors■ 23 car parking spaces■ Within walking distance to Watford Junction Station | <ul style="list-style-type: none">■ Within walking distance to High Street Shops and restaurants■ On Site café■ Recently refurbished reception, WCs and lifts |
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LOCATION

Oak House is situated on the edge of Watford town centre approximately half a mile (10 minutes walk) from Watford Junction Station, providing a fast and frequent service to London Euston (from 15 minutes), Birmingham and Clapham Junction.

Junction 5 of the M1 is within 1.5 miles and Junction 19 of the M25 is within 2.8 miles

The Intu Shopping Centre is also within walking distance. The centre is being extended to offer a wider range of shops, restaurants, IMAX cinema and Hollywood Bowl.

DESCRIPTION

Oak House is a prestigious three-storey office building and adjoining occupiers include Hilton and Wetherspoon.

ACCOMMODATION

Second Floor: 6,663 sq ft 618.98 m²

(approximate IPMS3 floor areas)

TERMS

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

Available early 2019.

RENT

£186,500 per annum

RATES

Rateable value: £111,300

Rates payable: £54,871 per annum (2018/19)

SERVICE CHARGE

A service charge is levied to cover the cost of the building maintenance, common services and utilities.

VAT

VAT is charged on the rent and service charges.

EPC

The Energy Performance Asset Rating is E114. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agent:

PAUL FELTON
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30 The Avenue
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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