

EGALE 1
80 ST ALBANS ROAD, WATFORD, WD17 1RP



TO LET – Price upon application

Air Conditioned Office
5,866 SQ FT (545 M²)

- | | |
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| <ul style="list-style-type: none">■ Third floor office suite■ Air conditioning■ 21 parking spaces (1:280 sq ft)■ Suite to be refurbished | <ul style="list-style-type: none">■ 2 passenger lifts■ LED lighting■ Refurbished reception |
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LOCATION

Egale 1 is prominently situated on St Albans Road (A412), within a 3 minute walk of Watford Junction Station.

Watford Junction provides rail services to London Euston (from 14 minutes) Birmingham, the North West and Clapham Junction.

Egale 1 is located within a short walk of the town centre retail and leisure facilities.

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

DESCRIPTION

The property comprises a four-storey office building fronting St Albans Road. The available office is on the third floor. The office is to be upgraded.

ACCOMMODATION

Third Floor 5,866 sq ft 544.9 m2 21 parking spaces

(approximate IPMS3 floor areas)

TERMS

The accommodation is available on a new full repairing and insuring lease (by way of service charge) for a term to be agreed.

RENT

Upon Application

RATES

Rateable value: £111,500

Rates payable: £ 54,768 per annum (2018/19)

SERVICE CHARGE

A service charge is payable for maintenance of common parts of the building.

VAT

VAT is charged on the rent and service charges.

EPC

The Energy Performance Asset Rating is to be assessed following completion of the refurbishment works.

VIEWING

Strictly by appointment via joint agents:

James Shillabeer
Bray Fox Smith
020 7629 5456

PAUL FELTON
01923 604024
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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