

6 AND 7 WILMINGTON CLOSE WATFORD, WD18 0FQ



FOR SALE - £1,350,000

Modern Self Contained Offices in Watford Town Centre
3,602 SQ FT (335 M²)

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| <ul style="list-style-type: none"> ■ Part vacant, part income producing ■ 6 car parking spaces ■ Ground floor fully fitted to a high standard ■ Cat 5 cabling to ground floor ■ Kitchen on each floor ■ Heating and comfort cooling ■ Lift | <ul style="list-style-type: none"> ■ Male, female and disabled WCs ■ Raised floors ■ Walking distance from Watford Junction ■ Prominent position facing town centre ring road ■ Close to High Street amenities ■ Close to public car parks |
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LOCATION

Wilmington Close occupies a prominent position on the junction of Upton Road and Exchange Road (the town centre ring road), within walking distance of the High Street, Intu Shopping Centre, Watford Junction station and Watford Metropolitan station.

Watford Junction station provides a regular service to London Euston (from 14 minutes), the Midlands, the North West and Clapham Junction. Watford Metropolitan station provides a regular underground service to Baker Street and The City.

Both the M1 (Junction 5) and the M25 (Junction 19 & 20) are within 2.5 miles.

DESCRIPTION

A self-contained office building on ground and first floor with secure basement parking. The ground floor is fully fitted and ready for immediate occupation. Furniture is available by negotiation.

ACCOMMODATION

Ground floor	1,991 sq ft	185.0 m ²
First floor	1,611 sq ft	149.7 m ²
Total	3,602 sq ft	334.7 m²

(approximate IPMS3 floor areas)

SALE PRICE

The virtual freehold (999 year lease) is available with part vacant possession for £1,350,000.

TENANCIES

See attached document

RATES

Rateable value: £33,000

Rates payable: £15,840 per annum (2018/19)

Information provided by the VOA website (www.voa.gov.uk)

SERVICE CHARGE

A service charge is payable towards maintenance of common parts of the development.

VAT

The property is registered for VAT. VAT will be paid on the rent and service charges.

EPC

The Energy Performance Asset Rating is D82. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

STIMPSONS
30 The Avenue
Watford
WD17 4AE

PHILIP COOK
STIMPSONS
01923 604026
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The full range of our instructions is available on our website www.stimpsons.co.uk

October 18

TENANCIES

The ground floor is offered with full vacant possession.

The first floor is to be fully occupied on 2 tenancies.

1. Lease of approximately 587 sq ft (54.5 m²) to Home-Start Watford and Three Rivers until November 2031 at a rent of £12,500 per annum exclusive, subject 5 yearly index linked rent reviews . There are mutual breaks at any time after November 2021.
2. A new lease to be entered into (from completion of sale) to The British Polio Fellowship of approximately 430 sq ft (40 m²) for 5 years at a rent of £12,900 per annum exclusive, subject to mutual breaks at any time after November 2021.