

**APEX HOUSE, 1 BRIDLE PATH
WATFORD, WD17 1UE**



TO LET - £93,600 per annum

Office Suite very close to Watford Junction Station
4,163 SQ FT (387 M²)

- Ground floor office suite
- Central heating
- Comfort cooling

- 10 parking spaces
- Fully cabled
- Kitchen/breakout area

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LOCATION

Apex House is situated on Bridle Path, just off St Albans Road and within a 2 minute walk of Watford Junction Station.

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

Apex House 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 the ground floor of a two-storey office building with private parking.

ACCOMMODATION

4,163 sq ft 386.8 m²

(approximate IPMS3 floor area)

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

£93,600 per annum

RATES

Rateable value: £54,000

Rates payable: £26,622 per annum (2018/19)

For further information on rates payable please contact

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

VIEWING

Strictly by appointment via sole agent:

PAUL FELTON
01923 604024
pmf@stimpsons.co.uk

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Watford
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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