PERRY HOLT

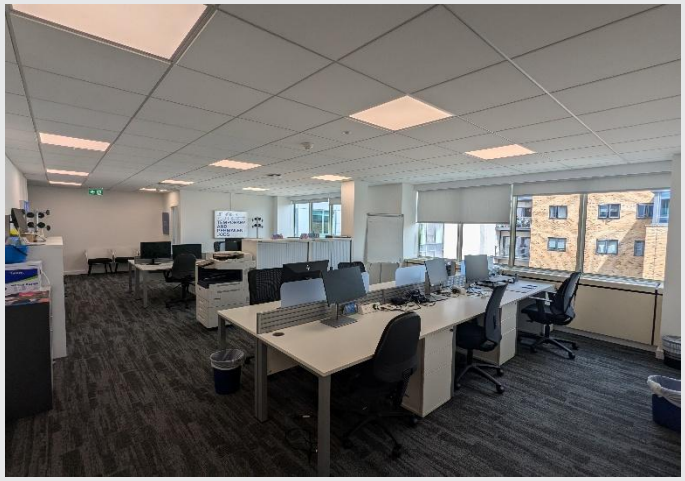
PROPERTY CONSULTANTS

TO LET

Fully Fitted, High-Quality Serviced Office Space On Flexible Terms

Suite 2.5, 34 Clarendon Road, Watford, WD17 1JJ

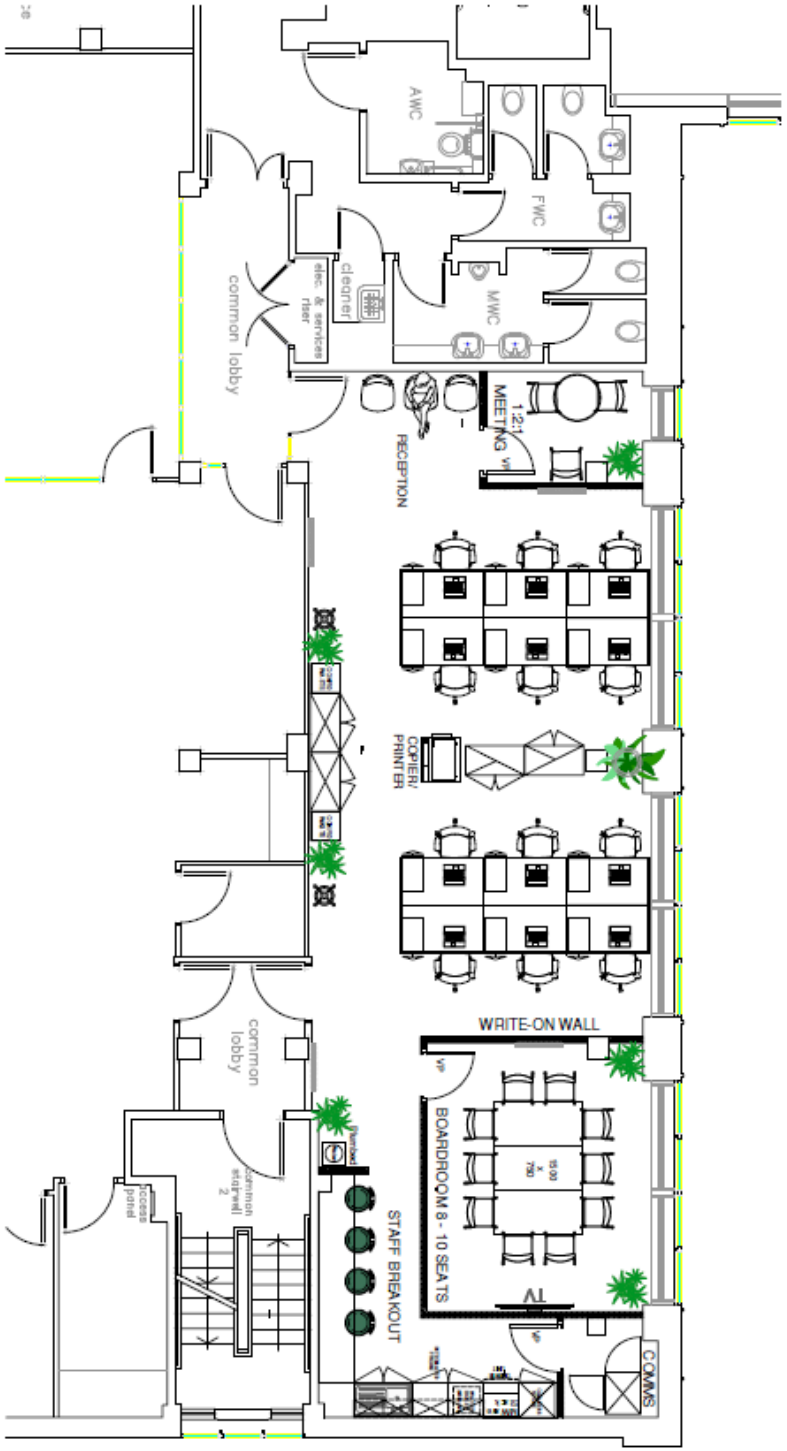






ACCOMMODATION

Suite 2.5	1,147 sq ft	106 sq m



These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

KEY FEATURES

- Fully fitted open-plan office – high specification
- 12 desks and a 10 person meeting room
- Full inclusive monthly rent
- Two car parking spaces
- Air-conditioning
- Ready to go

LOCATION

Clarendon Road is Watford's prime office location situated between Watford Junction railway/bus station and the Harlequin Shopping Centre, with High Street shops and restaurants nearby. Watford is Hertfordshire's principal commercial hub and attracts many household names from a number of different business sectors including TJX Europe, Hilton Group PLC, KPMG and Department for Education.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

A modern, open-plan office suite, fully fitted with high-quality furniture and comprehensive IT infrastructure therefore available as a plug and play office providing very simple occupation.

The suite benefits from two private meeting rooms, an equipped kitchen and a dedicated breakout area, providing a versatile and comfortable working environment.

The space is finished to a high standard and features LED lighting, air conditioning and an abundance of natural light. The building offers a range of additional amenities, including shower facilities, concierge services and secure fob-access entry. The suite also benefits from two allocated on-site parking spaces.

SUB-LEASE

The space is available to sub-let on flexible terms on a monthly inclusive rental of £4,000 per month.

Monthly cost includes rent, rates, service charge and utilities.

VAT

We understand that VAT is currently payable.

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