

# 3-7 MARKET STREET

WATFORD, WD18 0PB

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FOREST  
REAL ESTATE

# TO LET

## 4,911 SQ FT

### Double Fronted Retail Unit in the Centre of Watford with First Floor Office Space

#### Key Features

- Double Fronted
- First Floor Office/Ancillary Space
- Great Footfall
- Air Conditioned
- Meters Away From the Harlequin Shopping Centre
- 7 Allocated Parking Spaces
- Laminate Flooring

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## Description

The property comprises a prominent double-fronted retail unit arranged over ground and first floors, occupying a highly visible position within Watford town centre, seconds away from Harlequin and The Parade.

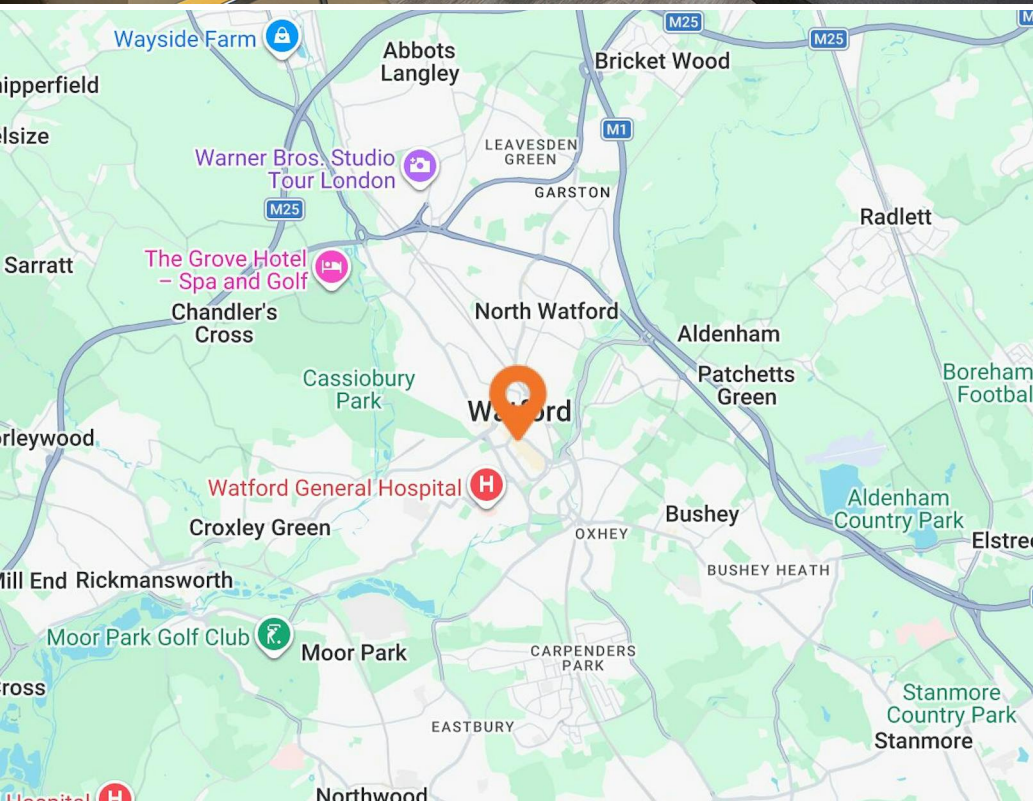
The ground floor provides an extensive retail and sales area benefiting from exceptional frontage onto Market Street, offering excellent prominence and strong branding opportunities. The first floor provides a mixture of office and ancillary accommodation, making the property well suited to a variety of retail, leisure, trade counter, showroom, F&B or service-based occupiers.

The property presents a rare opportunity to secure a substantial self-contained premises in a well-established commercial location, with flexible accommodation capable of supporting both customer-facing operations and back-of-house functions.

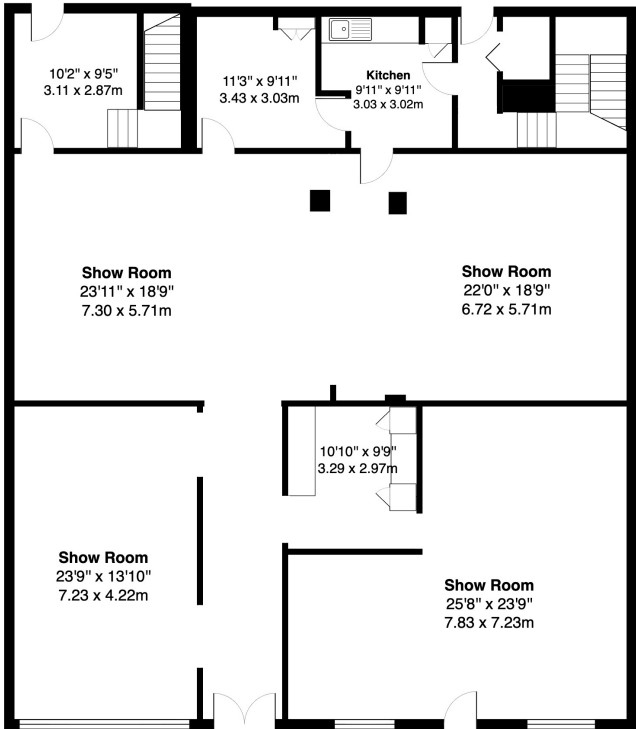
## Location

The property occupies a prominent position on Market Street in the heart of Watford town centre, benefiting from high levels of pedestrian footfall and excellent visibility. The property is situated close to The Harlequin Shopping Centre and Watford High Street, with nearby occupiers including Primark, JD Sports, Boots, H&M, McDonald's, Nationwide and Santander.

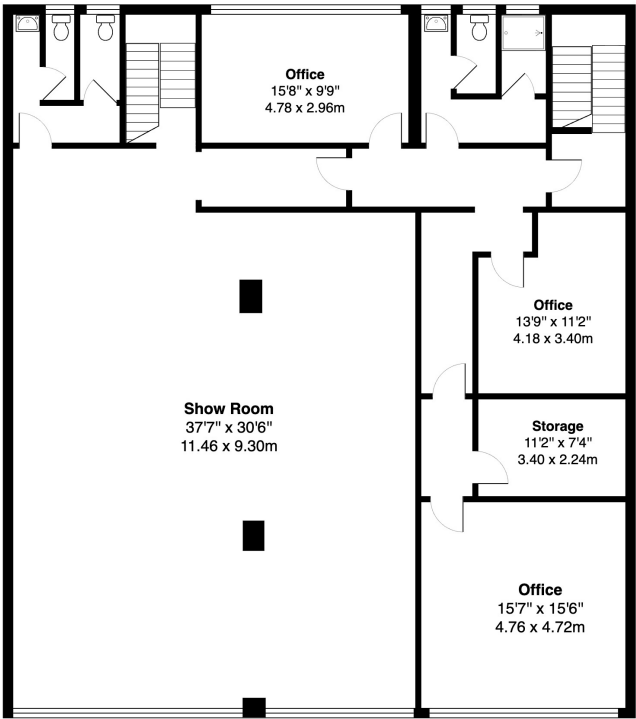
Watford benefits from excellent transport links, with both Watford High Street and Watford Junction stations within walking distance, whilst the A41, M1 and M25 provide excellent road connectivity to Central London and the wider motorway network.







Ground Floor



First Floor

Market Street WD18

Total Gross Area: 4911 ft² ... 456.3 m²

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

# Availability

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £75,000 per annum |
| Rates          | On application    |
| Service Charge | TBC               |
| VAT            | Not applicable    |
| EPC            | D (77)            |

# Contact

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