

Stimpsons

Egale 1, 80 St. Albans Road, Watford, WD17 1RP

To Let / For Sale | 4,959 to 22,528 sq ft

Quality offices very close to Watford Junction Station

Summary

- Rent: £32.50 per sq ft
- Business rates: £15.37 per sq ft Estimated rates payable 2025/2026
- VAT: Applicable
- EPC: B (38)
- Lease: New Lease

Description

Egale 1 is a prominent four-storey office building situated close to Watford Junction Station..

The ground, second and third floors are available. The first floor may also be available offering a self-contained building of 22,528 sq ft

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.

Accommodation

Name	sq ft	sq m
3rd	5,866	544.97
2nd	5,777	536.70
Ground	4,959	460.71
1st	5,441	505.49
Ground - Reception	485	45.06
Total	**22,528**	**2,092.93**

Terms

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

VAT

VAT is charged on the rent and service charges.

Specifications

Fitout Concept: CAT A+
EV Charging Points: Yes



Further information

- View details on our website
- Watch a video

Contact & Viewings



Graham Payne
| 07801 098096
graham.payne@stimpsons.co.uk



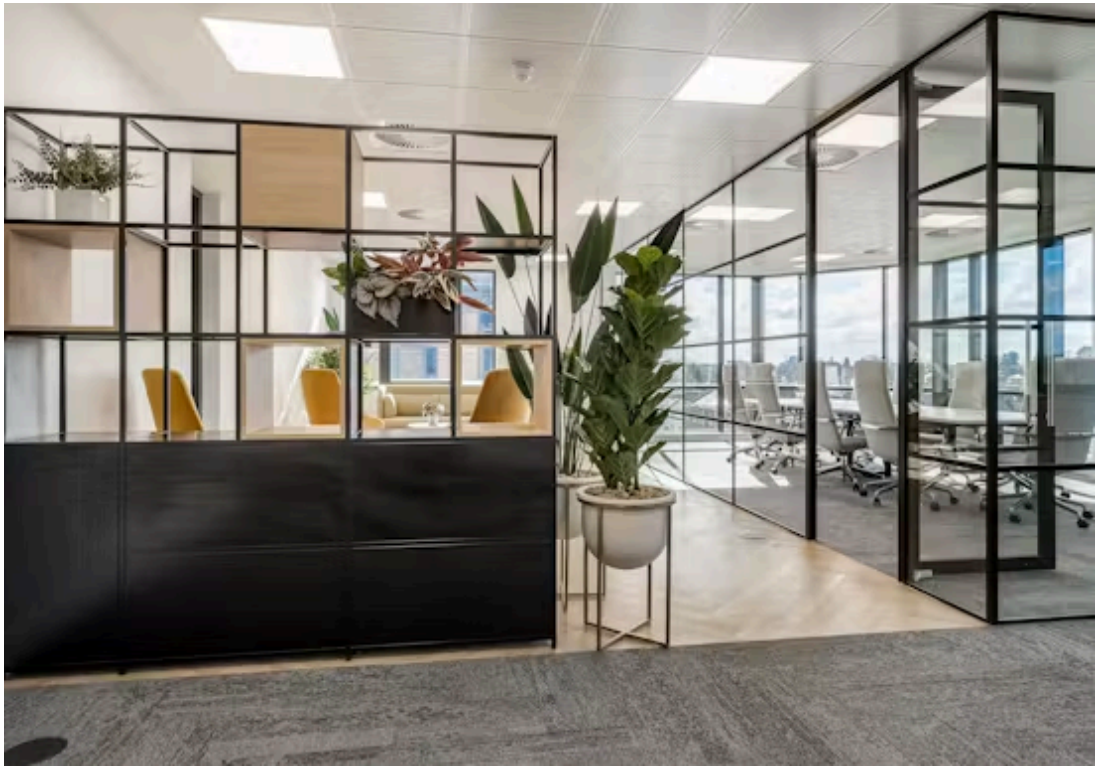
Philip Cook
01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Viewings

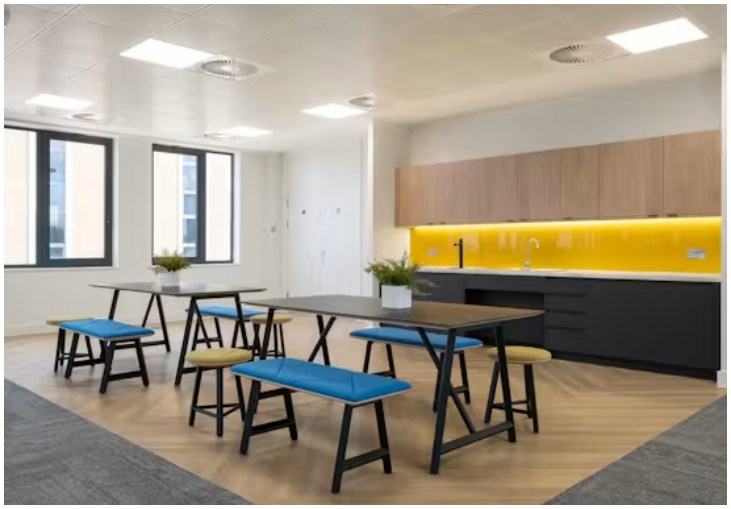
Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)

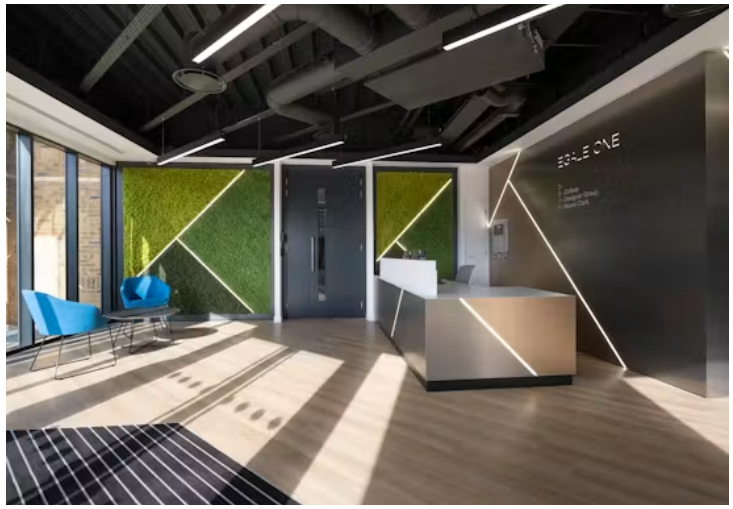











EGALE ONE


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