

Stimpsons

4 Wilmington Close, Watford, WD18 0FQ

To Let / For Sale | 1,750 sq ft

Modern Self Contained Office (with Leisure Use) in Watford Town Centre - For Sale/To Let Flexible Terms Available

Summary

- Rent: £35,000 per annum
- Price: £585,000
- Business rates: £19,116.50 per annum Estimated 2026/27
- VAT: Applicable. Payable on sale price and service charge
- EPC: C (75)
- Lease: New Lease

Description

A self-contained office building on ground and fist floor located at the rear of the building with secure basement parking and leisure use. Flexible terms available. Landlord may consider reduced rent for year 1 of the lease.

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, the Harlequin 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,

Accommodation

Name	sq ft	sq m
Ground	942	87.51
1st	808	75.07

Key Points

- Flexible terms available. Landlord may consider reduced rent for year 1 of the lease.
- Ground and First Floor Offices
- 3 car parking spaces
- Kitchen on first floor
- Heating and comfort cooling
- Close to High Street amenities and public car parks
- Walking distance to Watford Junction Station

Terms

The virtual freehold (999 year lease from 25th February 2011 to 24th February 3010) is available with vacant possession for £585,000. Alternatively the landlord would rent the office at £35,000 per annum on a full repairing and insuring lease for a term to be agreed. Flexible terms available. Landlord may consider reduced rent for year 1 of the lease.

Service Charge

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



Further information

- View details on our website

Contact & Viewings



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Viewings

Strictly by appointment via joint agents.









