IVECO HOUSE

WATFORD

STATION ROAD, WD17 1ET

6,728 - 20,274 SQ FT
OFFICES TO LET



ARRIVE IN STYLE

Iveco House occupies a high profile and prominent position directly above Watford Junction Station.

Featuring a newly remodelled reception making for a warm welcome experience, the building offers 6,728 - 20,274 sq ft of refurbished workspace on 4th and 7th floors.





SPECIFICATION

- Remodelled manned reception
- EPC A21
- BREEAM ‘Very Good’
- Communal shower block
- Secure car park (22 parking spaces per wing)
- 24 hour security





SPECIFICATION

- CAT A floors
- Metal suspended ceiling
- LED lighting
- Air-conditioning
- Raised floors
- Male, female & disabled WCs and showers on each floor



READY FOR WORK

The available floors have been fully refurbished to a high quality Cat A condition.

They provide bright, open workspaces that are flexible and suitable for a wide range of occupiers.

THE SPACE

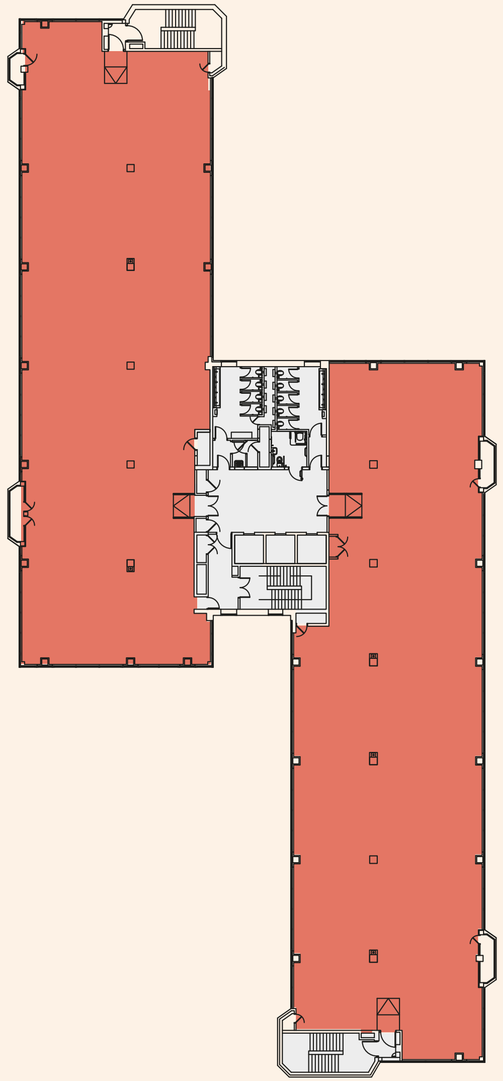
Floor	Use	sq ft	sq m
7th	Office	6,728	625.05
4th	Office	13,544	1,258.28
Total		**20,272**	**1,883.33**

Approximate IPMS3 floor areas



4th floor

13,544 sq ft / 1,258.28 sq m

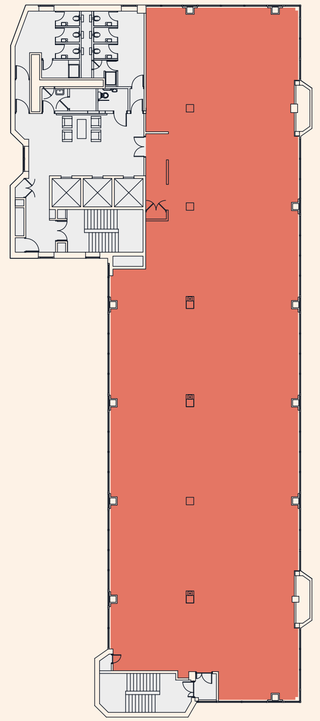


Office

Core

7th floor

6,728 sq ft / 625.05 sq m



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Plans not to scale. For indicative purposes only.

OUT & ABOUT

The building is directly above Watford Junction Station at the end of Clarendon Road. Watford Junction Station offers a regular service to London Euston (from 15 minutes), Birmingham, and Clapham Junction.

Iveco House is perfectly placed in the heart of the Town, benefiting from its diverse range of restaurants, bars, cafes, retail and leisure facilities within the immediate area.







LOCAL AMENITIES

- PRET A MANGER
- CAFFÈ NERO
- COSTA
- CÔTE BRASSERIE
- las IGUANAS
- cineworld



JOURNEY TIMES FROM THE BUILDING

<01 mins	10 mins	10 mins
Watford Junction Station	High Street retail & leisure facilities	M1 (J5) motorway

Viewings
Strictly through joint sole letting agents.

Terms
Upon application.

IVECOHOUSE.COM

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