

21 STATION ROAD WATFORD

WD17 1AP

bf

brasierfreeth.com

Office Suites - To Let

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Office Suites

TO LET



KEY DETAILS

- Suspended ceiling with recessed lighting
- Air conditioning
- Perimeter trunking
- Passenger lift
- Good parking ratio
- Kitchenette & WC facilities
- Well situated for Watford Junction and town centre amenities

AMENITIES



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ACCOMMODATION

Ground Floor		
Station Road Wing	**LET**	**LET**
St Albans Road Wing	**LET**	**LET**

First Floor	*Size Sq.m*	*Size Sq.ft*
Station Road Wing	**LET**	**LET**
St Albans Road Wing	218.15	2,348

Second Floor	*Size Sq.m*	*Size Sq.ft*
Station Road Wing	**LET**	**LET**
St Albans Road Wing	**LET**	**LET**

Third Floor	*Size Sq.m*	*Size Sq.ft*
Station Road Wing	112.04	1,206
St Albans Road Wing	171.11	1,842

	Size Sq.m	*Size Sq.ft*
Availability	501.30	5,396

These floor areas are approximate and have been calculated on an IPM3 basis.







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DESCRIPTION

The premises comprise open plan office suites within a four storey office building. The property enjoys a good level of parking provision in a surface level car park to the rear of the building.

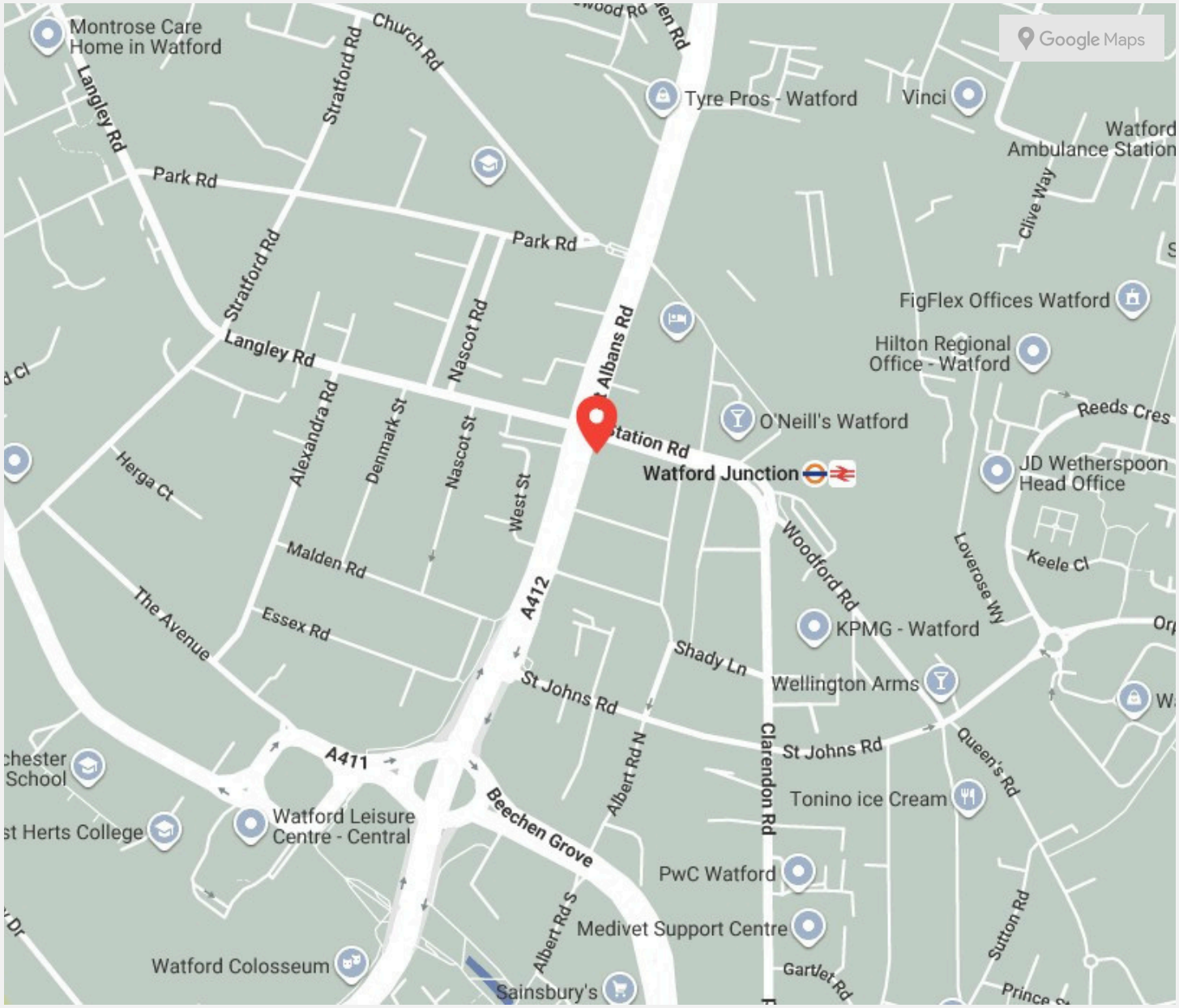
LOCATION

The premises comprise a high profile building situated on the junction of St Albans Road and Station Road a short distance from Watford Junction Station. Watford Junction Station provides a regular service to London Euston (approximately 20 minutes), the Midlands, the North West and Clapham Junction.

Both the M1 (Junction 5) and the M25 (Junctions 19 and 20) are within 3 miles.

TRANSPORT

- M1 (Junction 5) - 3 miles
- M25 (Junctions 19 & 20) - 3 miles
- Watford Junction Train Station - 0.1 miles



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TENURE

The suites are available individually or in combinations on new lease(s) for flexible terms to be agreed.

RENT

A rent of £22.75 per Sq.ft is sought.

BUSINESS RATES

All suites separately assessed.

For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

EPC rating of D 78 (assessed for first floor). Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

OCTOBER 2026

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