

OBSERVER HOUSE
CAXTON WAY
WATFORD BUSINESS PARK

WD18 8RJ

bf.
brasier freeth

FOR SALE | PART OCCUPIED OFFICE / BUSINESS BUILDING

Substantial self-contained building offering an owner-occupier opportunity with existing rental income

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KEY DETAILS

- Detached, self-contained two-storey office/business building
- Approximately 17,328 sq ft (1,609.8 sq m)
- Part ground floor let, producing £68,442 per annum
- Existing occupational lease expiring November 2028
- Predominantly office accommodation with ancillary storage/operational space
- Mixture of open-plan and cellular offices
- Air conditioning, raised/access flooring and suspended ceilings
- Retained rear loading access
- In excess of 50 on-site car parking spaces
- Established Watford Business Park location
- Long leasehold interest with approximately 81 years unexpired

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	803.43	8,648
First Floor	806.40	8,680
TOTAL	**1609.80**	**17,328**

These floor areas are approximate and have been calculated on a gross internal.

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Office Space

FOR SALE



DESCRIPTION

Observer House comprises a detached, two-storey office/business building situated within the established Watford Business Park.

The property extends to approximately 17,328 sq ft and provides predominantly office accommodation arranged over ground and first floors, together with ancillary storage and operational space.

The accommodation comprises a mixture of open-plan and cellular offices, benefiting from air conditioning, raised/access flooring, suspended ceilings and WC facilities.

Originally developed as a hybrid business building, the property retains rear loading access and ancillary dispatch/storage accommodation, providing additional flexibility for occupiers requiring a combination of office and operational space.

Externally, the property benefits from in excess of 50 on-site car parking spaces.

Part of the ground floor is currently let, providing an existing rental income, whilst the balance of the accommodation is occupied by the vendor and is expected to be available with vacant possession on completion.

The sale therefore offers an opportunity for an owner-occupier to acquire a substantial self-contained headquarters building whilst benefiting from an existing income stream.

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LOCATION

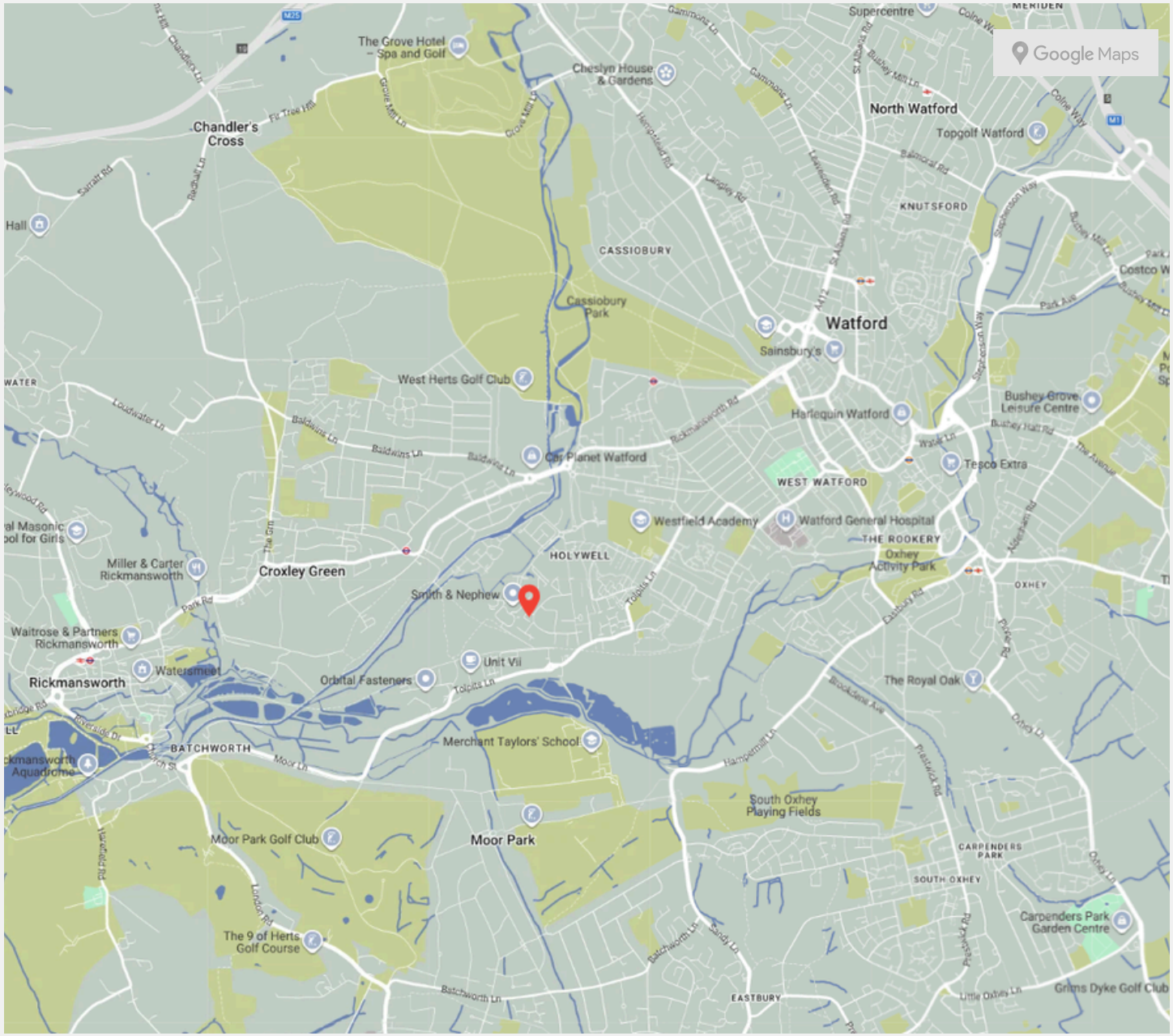
Observer House is situated on Caxton Way within Watford Business Park, approximately two miles west of Watford town centre.

The property is well positioned for access to the regional motorway network, with Junction 5 of the M1 and Junctions 18 and 19 of the M25 all approximately five miles away.

Watford Junction Station is approximately 2.5 miles from the property and provides regular rail services to London Euston, the Midlands and the North. Local bus services also connect the business park with Watford town centre and surrounding areas.

TRANSPORT

- M25 (J18-19) - 5 miles
- M1 (J5) - 5 miles
- Watford Junction Station - 2.5 miles



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TENANCY INFORMATION

Part of the ground floor and associated storage accommodation is currently let to QSR AI LLC at a passing rent of £68,442 per annum.

The lease expires on 27 November 2028. The lease is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

The balance of the property is currently occupied by the vendor and is expected to be available with vacant possession on completion, subject to confirmation.

Further tenancy information is available within the data room.

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TENURE

The property is held by way of a long leasehold interest expiring on 24 March 2108, providing approximately 81 years unexpired.

The current head rent is understood to be £1,790 per annum, subject to review in accordance with the terms of the headlease.

Further details of the tenure and associated documentation are available upon request.

PRICE

Price on Application

The property is offered for sale subject to the existing occupational lease.

DATA ROOM

A data room containing further property, tenancy and legal information will be made available to interested parties upon request.

Please contact the agents for access.

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VAT

All figures quoted are exclusive of VAT, which will be charged where applicable.

EPC

An updated Energy Performance Certificate is being obtained and will be made available upon request.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Watford Borough Council regarding the rates payable - 01923 226400.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide appropriate identification and evidence of the source of funds.

VIEWING

Strictly by appointment through the sole agents: Brasier Freeth LLP.

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.