

# TO LET

1,500 Sq Ft (139.35 Sq M)

- › Located on a well-established and popular park
- › Good proximity to Watford and local amenities on the park
- › Available furnished
- › Six demised parking spaces
- › Two private entrances



## Unit 16

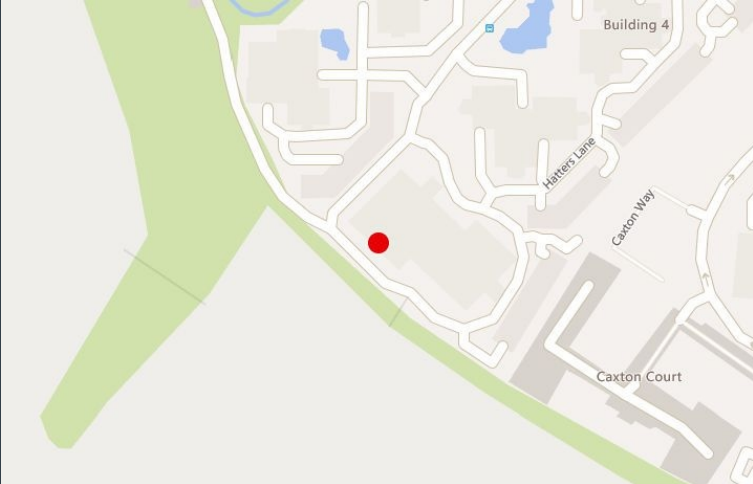
Building, 6 Hatters Lane, Watford, WD18 8YH

**>D KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Croxley Park is situated on the outskirts of Watford Town Centre
- Excellent location with links by road, rail, underground and air travel
- Within a five-minute drive you have access to two supermarkets, five hotels, four pubs and four golf courses
- Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses depart every 15 minutes at peak

/// what3words

///loyal.grit.pots

Google Maps

Click here



## DESCRIPTION

- First-floor office suite with glazing on three sides providing good levels of natural light
- The suite provides a reception area, eighteen open plan workspaces, a meeting room, kitchenette, and a private office
- There is a small waiting area close to the stairs and WCs on the ground floor
- The suite benefits from LED lighting throughout and air conditioning

## TERMS

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £39,546 pa exclusive. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Floor	SQ M	SQ FT
First Floor	139.35	1,500

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-55

**Business Rates:** The rateable value is £42,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

➤ **MATTHEW BOWEN**  
07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

➤ **HUGO HARDING**  
07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP