

VDBM

Chartered Surveyors

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144-146 HIGH ROAD BUSHEY, WD23 3DH



LOCATION

The property is situated on the A411 a short distance by car from Watford Town Centre. It is well located for the A41 and M1.

DESCRIPTION

First floor self-contained offices comprising mainly open plan space but with two individual offices. Kitchen and WCs.

ACCOMMODATION

Net internal floor area	1,266 sq ft (117.7 sq m)
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TERMS

The Property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum (No Vat)

- OFFICES TO LET
- CONVENIENT LOCATION
- 1,266 SQ FT
- RENT £25,000 PAX

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £14,250

The Property is likely to benefit from Small Business Rates Relief. For verification purposes, prospective occupiers are advised to make their own enquiries of Hertsmere Borough Council

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (112) .

VIEWING

Strictly by appointment through Joint Sole Agent David Wilson on 0208 423 5933 or VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**