

TO LET

SECOND FLOOR STUDIO STYLE AIR CONDITIONED OFFICES

IN LANDMARK LISTED BUILDING

269.69 SQ M (2903 SQ FT)

WITH ALLOCATED PARKING SPACES



**2ND FLOOR, REMBRANDT HOUSE
WHIPPENDELL ROAD/HAGDEN LANE
WATFORD WD18 7PG**

See important notice overleaf

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DESCRIPTION & SITUATION

The premises comprise an interesting studio style office suite located at the second floor of this well known listed landmark providing refurbished open plan offices with excellent natural light and a truss roof feature.

The Rembrandt House complex is situated fronting Whippendell Road between Hagden Lane and King George's Avenue approximately 1 mile south of the town centre and close to major road and rail communications. Junction 5 of the M1 and Junctions 19 and 20 of the M25 are all approximately 2 miles distant from the property. Main rail and underground stations are within easy reach. Services from Watford Junction station provide access to Euston (approximately 18 minutes) and the north. Underground services off the Rickmansworth Road connect Watford to Baker Street (approximately 25 minutes) on the Metropolitan Line.

FEATURES

- WELL KNOWN LISTED LANDMARK BUILDING
- OPEN PLAN OFFICES
- COMFORT COOLING
- PASSENGER LIFT (6 PERSONS)
- DOUBLE GLAZED WINDOWS
- ON-SITE ALLOCATED PARKING
- DEDICATED KITCHEN AND CLOAKROOM FACILITIES

FLOOR AREAS

All dimensions and areas are approximate only

Second floor offices	269.69 sq m	2,903 sq ft
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TERMS

The premises are available by way of a new INTERNAL repairing and insuring lease for a term to be agreed.

RENT

£20,400 per annum exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

Both parties reasonable legal costs are to be borne by the ingoing tenant.

VIEWING

Contact
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Important Notice

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