

**TO LET**

**LOWER GROUND DOCUMENT STORAGE AREA**

**WITH OFFICE SPACE**

**297.8 SQ M (3,206 SQ FT)**

**PLUS ALLOCATED PARKING**



**LOWER GROUND FLOOR, REMBRANDT HOUSE**

**WHIPPENDELL ROAD/HAGDEN LANE**

**WATFORD WD18 7PG**

**See important notice overleaf**

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## LOWER GROUND FLOOR, REMBRANDT HOUSE WHIPPENDELL ROAD/HAGDEN LANE WATFORD WD18 7PG

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**DESCRIPTION & SITUATION** The premises comprise a useful document storage facility or similar with a supporting office area if required and benefits from good natural light and secure double glazing.

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 Rickmansworth Road connect Watford to Baker Street (approximately 25 minutes) on the Metropolitan Line.

<b>FLOOR AREAS</b>	All dimensions and areas are approximate only		
	Storage area	212.64 sq m	2,289 sq ft
	Office	85.16 sq m	917 sq ft
	<b>Total Area</b>	<b>297.80 sq m</b>	<b>3,206 sq ft</b>

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

**RENT** £14,500 per annum exclusive SUBJECT TO CONTRACT

**RATES** To be advised

**LEGAL COSTS** Both parties legal costs are to be borne by the incoming tenant.

**VIEWING** Contact  
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