

**Sunningdale
The Belfry
Colonial Way
Watford
WD24 4WH**



**SHORT TERM FLEXIBLE OFFICE SUITE
WITH 33 CAR SPACES
TO LET**

5,982 sq. ft (555.74 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

The Belfry is located on Colonial Way close to Stephenson Way (A4008). The property benefits from excellent road communications. Junction 5 of the M1 is less than one mile providing a direct link to Watford town centre. Junction 19 of the M25 is within three miles.

Watford Junction Station is close by offering rail services to London Euston (journey time approximately 33 minutes), Clapham Junction, Birmingham and the north-west.

Description

The accommodation which is situated on the first floor is part open plan and part fitted. Amenities include:

- Air conditioned.
- Raised floor.
- Suspended ceiling.
- Recessed lighting.
- Kitchen and WC's.
- Refurbished reception.

Accommodation

The unit has the following approximate net internal area:

FLOOR	SQ FT	SQ M
First floor	5,982	555.74
Total	5,982	555.74

Terms

The offices are held on an existing full repairing and insuring lease which expires 1st November 2023.

Consideration will be given to an all-inclusive rent.

Rent

£130,000 per annum exclusive of rates and service charge.

EPC

C64.

Rates

We have been advised that the current Rateable Value is £76,500 All interested parties are advised to check this information with the Valuation office Agency.

Legal Costs

Each party to bear their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

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Subject to contract April 2022

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