

**MERIDIEN HOUSE, 69-71 CLARENDON ROAD
WATFORD, WD17 1DS**



TO LET

Fitted Air-Conditioned Offices To Let in Watford Town Centre

5,761 SQ FT (535M²)

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| ■ 16 car parking spaces | ■ Kitchen |
| ■ Fully fitted with glazed partitioning | ■ Computer room |
| ■ Air conditioning | ■ CAT 5 data cabling |
| ■ Raised floors | ■ Very close to Watford Junction Station |
| ■ Metal suspended ceilings | ■ Economic rent |
| ■ Private roof terrace | ■ Three 10-person lifts |

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LOCATION

Meridien House is situated in Watford's main office location, very close to Watford Junction Station and within a short walk of the High Street shopping and leisure facilities.

Watford Junction provides rail services to London Euston (from 15 minutes) Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 2.5 miles and Junctions 19, 20 and 21A of the M25 are within 4.2 miles.

DESCRIPTION

The property is an imposing 6 storey modern office building fronting Clarendon Road. The available offices comprise a fully fitted second floor suite which is mainly open plan with a range of fully glazed offices and meeting rooms. The offices are available fully furnished or unfurnished

ACCOMMODATION

The suite comprises 5,761 sq ft (535.3 sq m)
(approximate IPMS3 floor areas)

TERMS

The suite is available by assignment of full repairing and insuring lease until March 2022

RENT

£137,755 per annum

RATES

Rateable value: £94,500
Rates payable: £48,384 per annum (2020/21)

For further information on rates payable please contact Watford Borough Council – Tel: 01923 226400

VAT

VAT is charged on the rent and service charges.

SERVICE CHARGE

A service charge is payable for the maintenance of common areas and services

EPC

The Energy Performance Asset Rating is D84.

VIEWING

Strictly by appointment via joint sole agents:

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