



## WATFORD

**Economical, Air Conditioned,  
Self Contained Offices**

**2,883 sq ft / 267.8 sq m**



**Second Floor, Rembrandt House  
Whippendell Road, Watford, Herts,  
WD18 7PG**

- Kitchen
- On site car parking available
- Comfort Cooling
- Passenger Lift for up to 6 people
- Double glazed windows

### Location

Rembrandt House is situated fronting onto Whippendell Road, between Hagden Lane and King Georges Avenue approximately 1 mile south of the town centre and close to major road and rail communications.

Junction 5 of the M1 Motorway and Junctions 19 and 20 of the M25 are all within 2 miles distance of the property.

Main rail and underground stations are within easy reach. Services from Watford Junction Station provide access to Euston (approx 18 minutes) and the north. Underground services off the Rickmansworth Road connect Watford to Baker Street (approx 25 minutes) on the Metropolitan Line.

### Description

A second floor open plan unit comprising 2,883 sq ft (267.8 sq m). There is a dedicated kitchen and toilet facilities.



### Terms

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

### Rent

£20,400 per annum exclusive.

### Service Charge

The tenant will continue towards a proportion of the service charge to cover such items as maintenance and repair of common parts.

### Viewing

Strictly by appointment through the agents:-

**Aitchison Raffety  
Anthony Woodcock  
Tel: 01923 210 733**

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