



# Carpenders Park

BUSINESS CENTRE

CARPENDERS PARK, WATFORD WD19 5EF

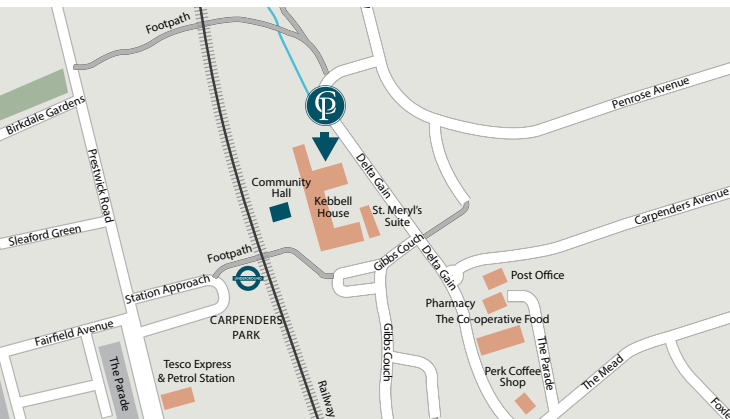
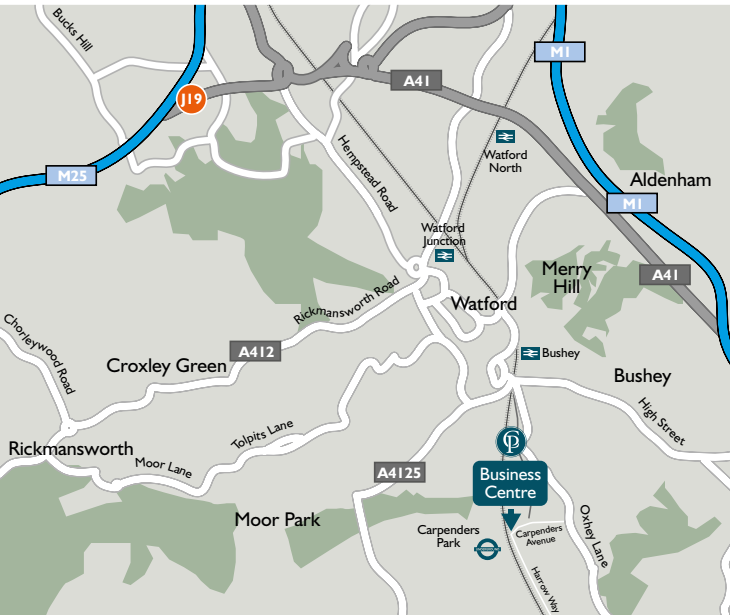
SUPPORTING LOCAL ENTERPRISE

A selection of quality offices  
available to let on flexible terms



# Carpenders Park

## BUSINESS CENTRE



### DESCRIPTION

Carpenders Park Business Centre offers a range of office suites in differing sizes in two buildings. The Business Centre is located adjacent to Carpenders Park station, close to local shopping facilities and has good car parking available. The offices are managed by the on-site team and pride is taken in the presentation and maintenance of both the offices and the internal and external communal areas.

### LOCATION

Carpenders Park Business Centre is adjacent to the Carpenders Park overground station, which is only 3 stops from Watford Junction on the local service, 2 from Harrow and Wealdstone and 1 from Bushey, which all provide mainline services to London Euston and beyond. There is a regular bus service to Watford and is within 3.5 miles of the M1 Junction 5 and 4.5 miles of the M25 Junctions 19, 18 or 17.

### SPECIFICATION

#### ACCOMMODATION

The Business Centre comprises offices varying in size from circa. 100 to 2,000 sq.ft. and in a variety of configurations. Many of the offices benefit from air cooling.

#### TERMS

Smaller offices suitable for 1 or 2 people are available furnished and on an all-inclusive flexible licence agreement.

Larger offices are available on flexible lease terms.

#### BUSINESS RATES

Each office is individually assessed (small business rates relief may be available).

#### COMMUNICATIONS

The location benefits from being adjacent to Carpenders Park station, and with good access to the M1 and M25 motorways.

#### BROADBAND

Broadband is available and fibre broadband via both the BT Openreach and Virgin networks.

#### LOCAL FACILITIES

Local amenities include a coffee shop, a choice of supermarkets, and a post office.

### CONTACT

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