

# OFFICE FLOORS TO LET

**Part Ground – 2200 sq. ft - 1<sup>st</sup> Floor – 5800 sq. ft**

**Parking Available**



**UCB HOUSE, 3 GEORGE STREET, WATFORD**

**020 8506 9900**

[www.countrywidecomm.co.uk](http://www.countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR

## Description

An impressive detached three-storey office building, offering spacious office suites, fully furnished with superior quality decor. The available office comprises the whole of the second floor, all office suites enjoy great natural light with the centre also benefiting from underground parking facilities in a secure private basement car park. Space is let on short-term flexible agreements allowing for instant occupation with no capital outlay.

This centre is situated on George Street a short walk to the town centre and a stone's throw from Watford Junction mainline and underground station giving excellent access to the London transport network. London Euston is just 15 minutes away. It has excellent communication links to the surrounding areas and is on the main north-south routes for both road and rail.

Centre Facilities

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City/Town Centre

High-Speed Broadband Access

Laser Printing, Scanning, Fax services all available.

Meeting Room

Break-Out Area

Major transport links

24Hrs CCTV monitoring

24Hrs Access

Disabled facilities

## Available Accommodation

**Part Ground – 2200 sq.ft**

**1<sup>st</sup> Floor – 5800 sq.ft**

Rent & Terms                      Upon application

Viewing:                              Strictly by Appointment only via agents

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