

# 4 WILMINGTON CLOSE

WATFORD, WD18 0AF

---

FOREST  
REAL ESTATE

# FOR SALE

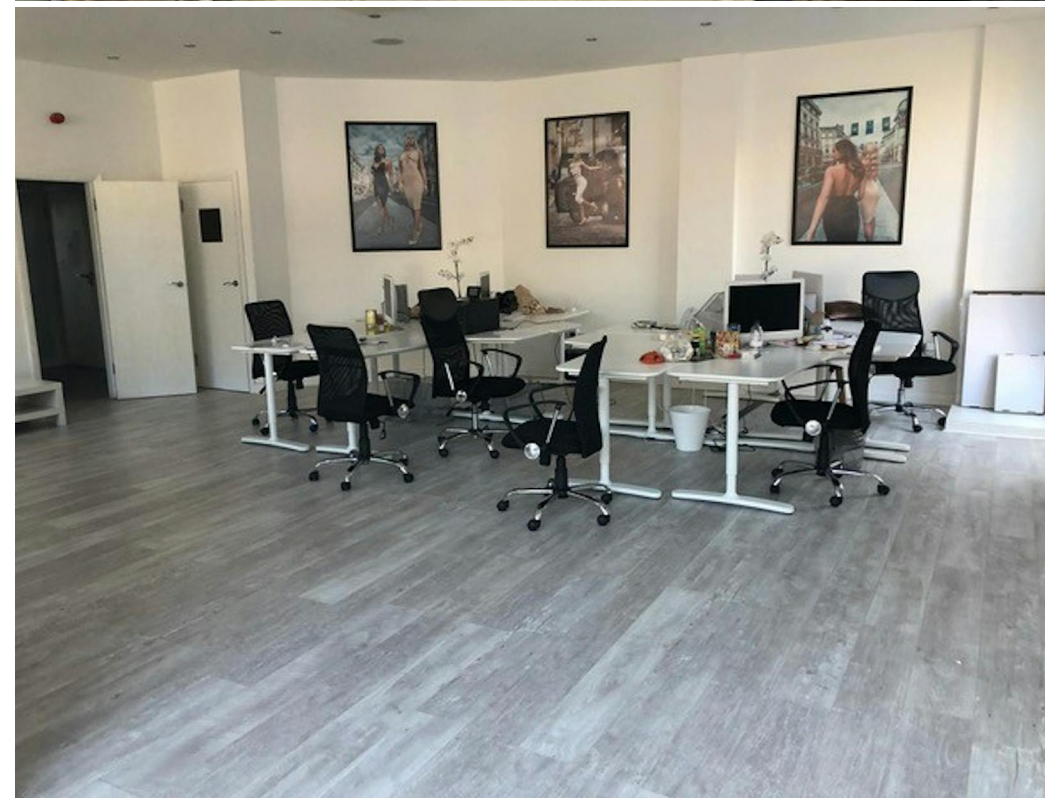
## 1,750 SQ FT

### Modern Two-Storey Office Inclusive of 3 Underground Parking Spaces.

#### Key Features

- Virtual Freehold (999 year lease from 25th February 2011)
- VAT Applicable
- Use Class E
- Private Kitchenette
- 3 Parking Spaces
- Within a 16 minute walk from Watford Junction and Watford High Street Station

**4 Wilmington Close**  
Watford, WD18 0AF







## Description

The modern office building is situated over ground and first floor benefitting from comfort cooling, private kitchenette and wood laminate flooring.

3 parking spaces are also included within the demise which are located in an underground car park.

This premises is available to purchase via a virtual freehold (999 year lease from 25th February 2011).

## Location

Wilmington Close is conveniently located only within a few minutes walk to Watford High Street and the Harlequin Shopping Centre offering a wide range of amenities.

This building is also well positioned to the local train stations as Watford Junction and Watford High Street Station are within a 16 minute walk away providing great access to Central London via the Lioness Line.



# Availability

Price	£750,000
Rates	£18,088.75 per annum
Service Charge	A service charge is payable towards maintenance of common parts of the development.
VAT	Applicable
EPC	C (75)

# Contact

**Cormac Sears**  
020 3355 1555 | 07788 235 185  
cormac@forestrealestate.co.uk

**Ethan Shine**  
020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

**London Office Team**  
55 St John Street, London, EC1M 4AN  
020 3370 4470

**London Industrial Team**  
1 Bridge Lane, London, NW11 0EA  
020 3355 1555

**Hertfordshire Team**  
1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

## JOINT AGENTS

**Philip Cook (Stimpsons)**  
07801 098097 | 01923 604 026

**Harrison Hobbs (Stimpsons)**  
07990 052 413 | 01923 604 025

4 Wilmington Close  
Watford, WD18 0AF

