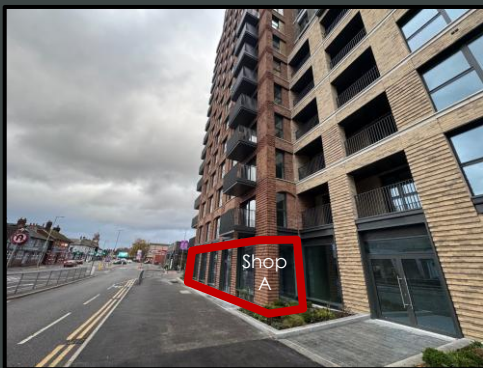
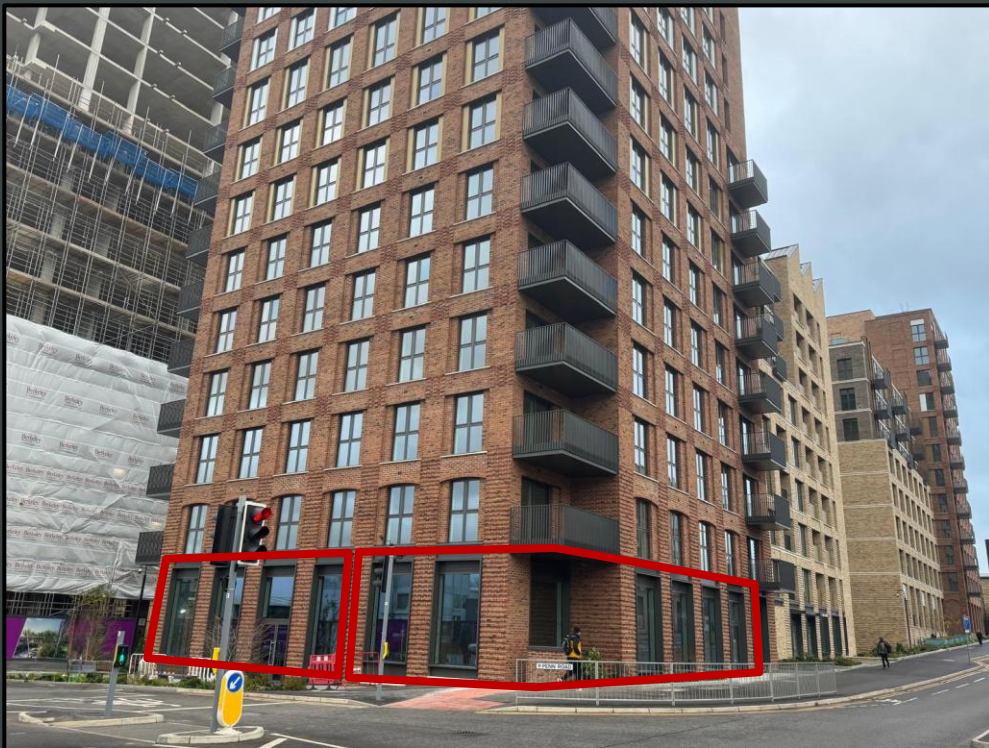


# WATFORD The Exchange



## Location

The Exchange is a new premier residential development fronting St Albans Road, A412, just to the north of Watford Town Centre and within 5 mins walk of Watford Junction railway station.

The Exchange offers excellent travel connections by foot, road or public transport. You can reach London Euston in just 14 minutes and Watford's busy high street is about 17 minutes walk away.

There are x4 residential blocks offering a total of c.1,266 residential units formed of a mixture of studio one, two, and three bedroom apartments.

## Description:

The commercial opportunity is arranged over ground floor only fronting St Albans Road making it highly visible and provides for the following areas and would suit a range of uses from artisan coffee shop, bakery / café, wine bar, restaurant to bespoke pilates / gym studio.

Ground Floor total – 2,478 sqft

Alternatively, the unit can be split to provide two separate shops:

Shop A 1,466 sqft

Shop B 1,012 sqft

Rent and Service Charge:

Quoting Rents of £27.50 psf. Estimated estate service charge of £3 psf to include insurance.

Rates:

Estimated for 2025/26 as follows:

Unit	Rateable Value	Rates Payable
Total	£40,500	£20,210
Split Unit A	£32,250	£16,093
Split Unit B	£21,000	£10,479

Anti Money Laundering:

In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

For further details contact:

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FUTURE PHASES

1,266 APARTMENTS

WATFORD JUNCTION  
5 MINS ON FOOT,  
0.5KM

WATFORD JUNCTION CAR PARK

DART HOUSE  
RESIDENTS' FACILITIES

ST ALBANS  
9.7KM

SOLD OUT

UNION COURT  
HOMES READY TO MOVE INTO

ST ALBANS ROAD

SOLD OUT

WATFORD HIGH STREET  
17 MINS ON FOOT,  
1.3KM