

REFURBISHED OFFICES
4,959 - 22,528 SQ FT (537 - 2,093 SQ M)
CLOSE TO WATFORD JUNCTION STATION

TO LET OR FOR SALE

egale1-watford.com

Egale1

80 ST. ALBANS ROAD
WATFORD WD17 1RP

CENTRAL LOCATION

deally located just a short walk from Watford town centre and Watford Junction Station, offering fast rail connections to London Euston, Birmingham, and destinations across the North.

Watford offers a vibrant mix of amenities, including the Atria Watford shopping centre (formerly The Harlequin), a wide choice of restaurants, hotels, bars, gyms, a cinema, ten-pin bowling, and a variety of leisure facilities. The prestigious Grove Hotel, with its championship golf course and luxury spa, is also just moments away.



A FIRST FOR WATFORD

THE FIRST CAT A + LANDLORD REFURBISHMENT IN WATFORD.
THE THIRD FLOOR BENEFITS WITH ITS OWN RECEPTION,
MEETING ROOM AND BREAKOUT AREA

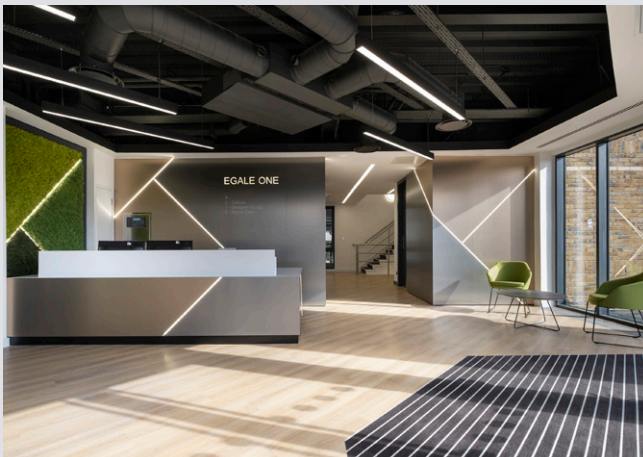


Newly refurbished reception with modern finishes and exposed services.

CONTEMPORARY REFURBISHMENT



Fitted reception area, meeting room
and breakout area on third floor.



HIGH STANDARDS



VRF Air-conditioning



Refurbished, re-modelled reception



Cat A and Cat A+ floors available



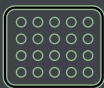
78 parking spaces (1:289 sq ft)



End of journey facilities



2 passenger lifts



LED lighting with motion sensors



Intelligent building control systems



EV Charging points



Cycle racks



Underfloor powertrack



EPC Rating: B38



BRIGHT COLUMN FREE SPACE



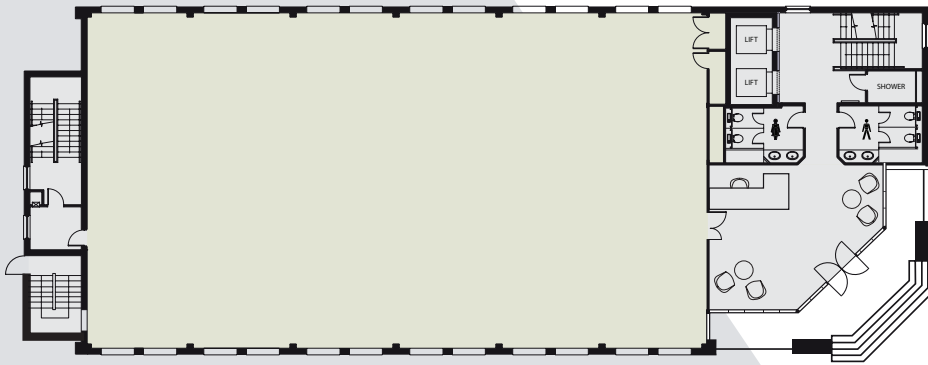
ACCOMMODATION

FLOOR AREAS

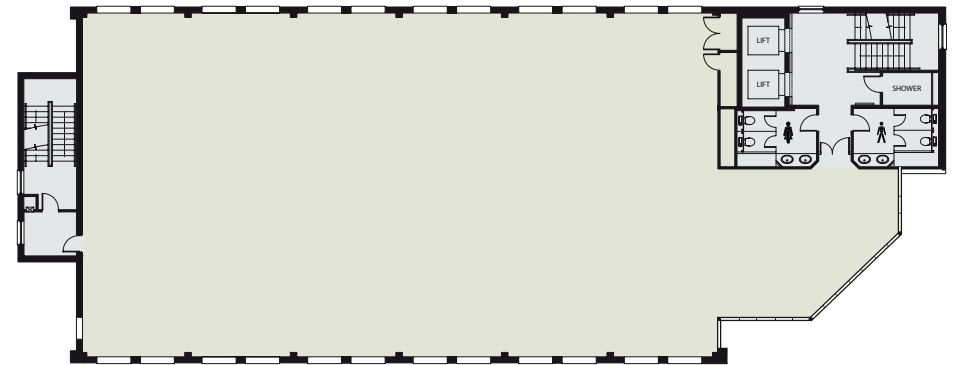
Floor	sq ft	sq m
Third	5,866	545
Second	5,777	537
First	5,441	505
Ground	4,959	461
Ground - Reception	485	45
Total	22,528	2,093

(Approximate IPMS3 floor areas).

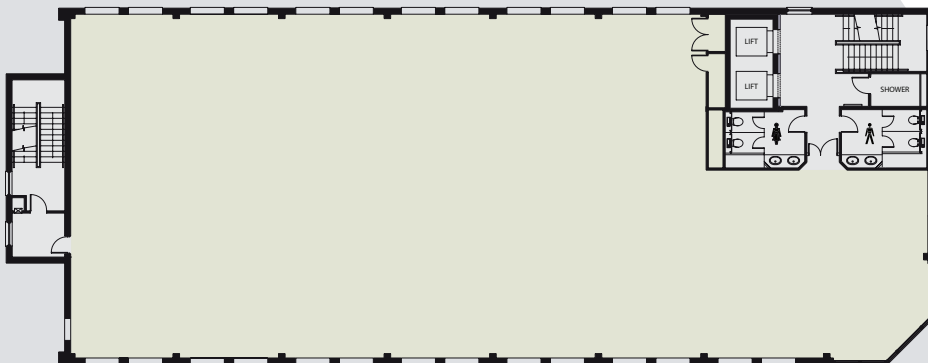
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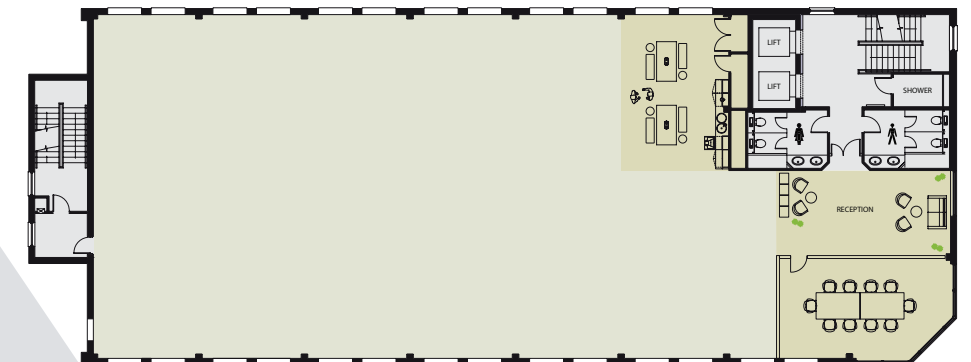
1



2



3



Not to scale

Egale1

80 ST. ALBANS ROAD
WATFORD WD17 1RP



LOCATION

Watford is situated 19 miles north west of Central London close to the M1 and M25 motorways.

Egale 1 fronts St Albans Road (A412) within a 3 minute walk of Watford Junction station.

Watford Junction station provides regular services to London Euston, Milton Keynes and Birmingham.

Watford town centre is within a 15 minute walk.

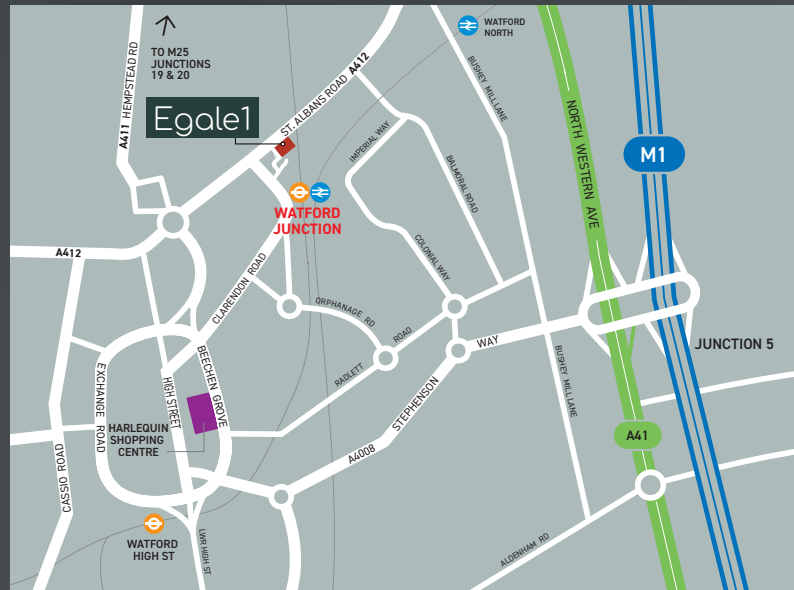
TRAVEL

By Road

M1 Junction 5	2.5 miles
M25 Junction 19	3 miles
Luton Airport	17 miles
Central London	19 miles
Heathrow Airport	22 miles
Stansted Airport	44 miles

By Rail (Fastest travel times)

London Euston	15 mins
Milton Keynes	19 mins
Birmingham New Street	68 mins



TERMS

Available on a new full repairing and insuring lease (by way of service charge) for a term to be agreed.

VIEWING

By appointment through the joint agents.

For further information please contact:

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