

# SUITE 3 HAMPTON MEWS 195 SPARROWS HERNE BUSHEY

WD23 1FL

bf

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*Attractive Courtyard Office Suite - To Let - 1,324 Sq.ft (123 Sq.m)*



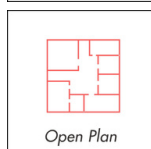
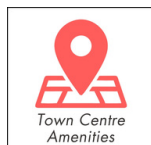
## KEY DETAILS

- Male, female & disabled toilets
- Kitchenette
- Close to town centre amenities
- Light, open plan accommodation
- Self-contained
- Pleasant courtyard environment
- 2 parking spaces

## DESCRIPTION

The accommodation comprises a self-contained first floor office suite within courtyard-style development. The suite benefits from an abundance of natural light and includes a built-in boardroom, a dedicated kitchen space, and independent male and female WCs. Additional features include an intercom access system for added security and secure off-street parking.

## AMENITIES



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Office Space  
TO LET

## ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
First Floor	123.00	1,324





*This floor area is approximate and has been calculated on a net internal basis.*

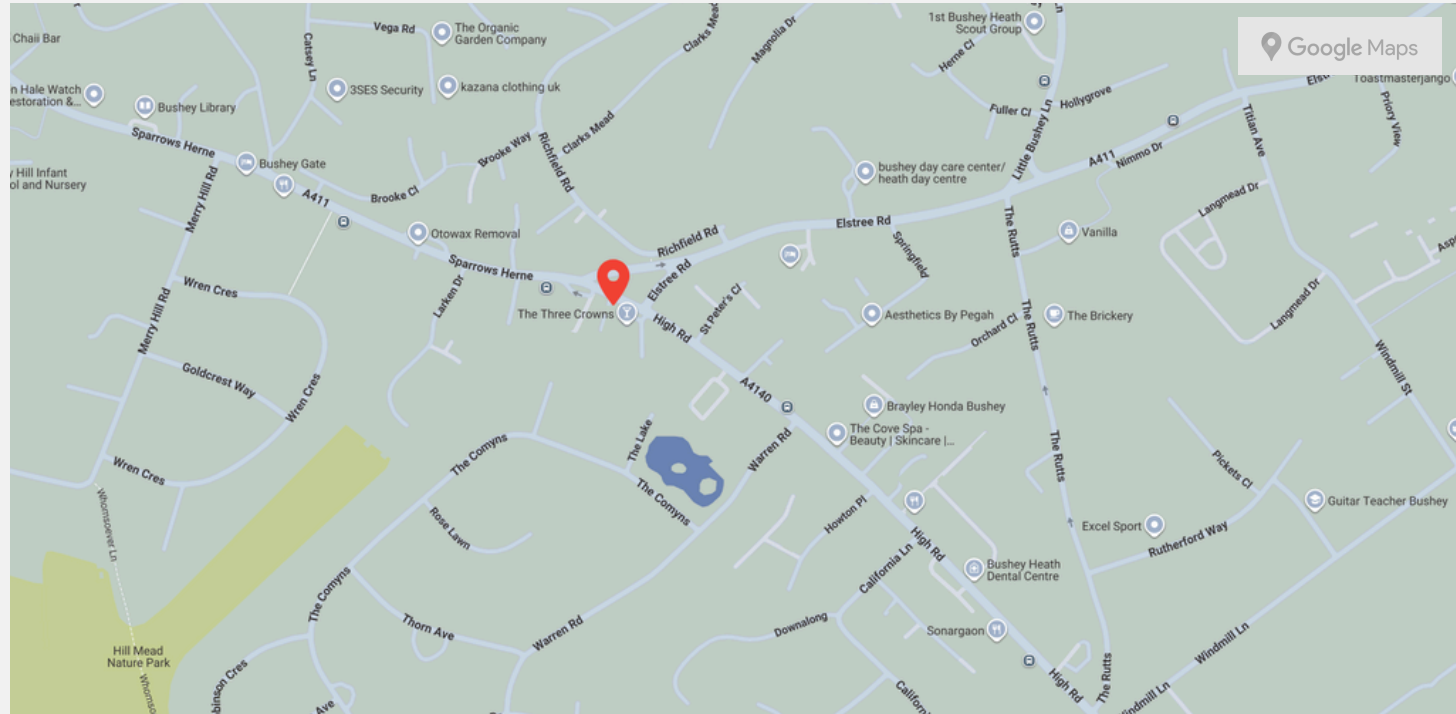
## LOCATION

Hampton Mews fronts the A411 close to the centre of Bushey Heath with its numerous retail amenities, restaurants and public car parking. It is also well located for swift access to the A41 and to the M1.

The nearest station is Bushey, approximately 1.7 miles away. Other nearby options include Carpenders Park (around 2 miles) and Stanmore (2.5 miles), both offering further convenient connections for commuting.

## TRANSPORT

-  A41 - 4.1 miles
-  M1 (J5) - 3.3 miles
-  Bushey Station - 2 miles
-  Stanmore Underground - 2.5 miles





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## TENURE

The suite is offered on a new lease for a term by negotiation.

## RENT

£25psf.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £27,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Hertsmere Borough Council - 020 8207 2277.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

The property has an EPC rating of B 45. Details available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

# CONTACT

GET IN TOUCH

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