

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

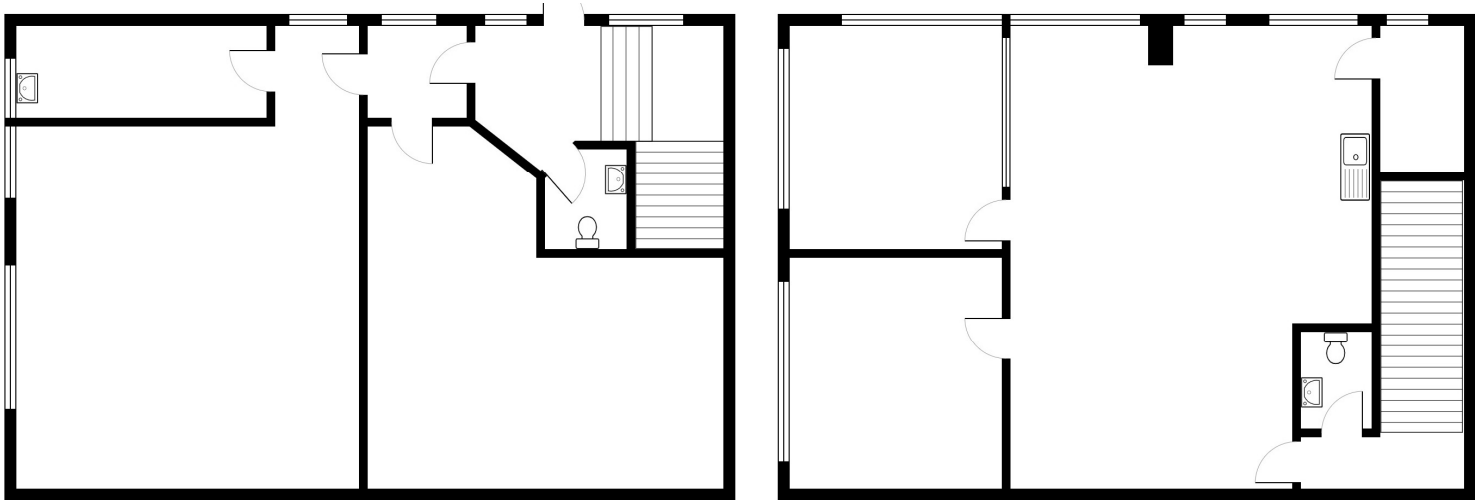
### High Quality Air-Conditioned Office

Unit 3 Capital Business Park, Manor Way, Borehamwood,  
WD6 1GW



ACCOMMODATION

	Sq ft	Sq m
Ground	998	92.72
First	1,089	101.17
Total	2,087	193.89



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy

## AMENITIES

- ✓ Kitchenette on both floors
- ✓ Air Conditioning
- ✓ Suspended ceilings with LED lighting
- ✓ 2 WC'S (Ground floor WC DDA Compliant)

## LOCATION

The subject to premises are located within Capital Business Park on the western side of Manor Way, close to its junction with Chester Road. There are transport links with Borehamwood Town Centre and its associated facilities, which are half a mile to the west and the A1(M) which provides access onto the M25, approximately half a mile to the east. Elstree & Borehamwood Train Station are within walking distance and have direct access to Kings Cross.

## DESCRIPTION

A modern self-contained two storey office unit currently partitioned to give a flexible layout benefitting from 5 car parking spaces. The space benefits from air conditioning, two W/C's and two kitchenette's.

## LETTING

£48,000 per annum exclusive.

## RATES

Rateable value: £37,750. Rates payable 25/26 - £18,837.25. Please verify rates with Hertsmeire Borough Council.

## SERVICE CHARGE

£700 + VAT

## VAT

We understand that VAT is payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs

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