

# UNIT 502 CENTENNIAL PARK ELSTREE

WD6 3FG

**bf.**

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*Ground Floor Air-Conditioned Grade A Office - To Let - 1,525 Sq.ft (141.67 Sq.m)*

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Office Space  
**TO LET**









## KEY DETAILS

- Air-conditioned throughout
- Integrated kitchen
- Data cabling/network installed
- EV charging connection
- 4 car parking spaces
- External remote monitored CCTV "24/7"
- DDA compliant
- LED lighting

## DESCRIPTION

The property comprises a purpose built office arranged over two floors, with the available accommodation comprising the entire ground floor. The space is arranged as a principal open plan office with adjoining private offices and meeting rooms, with a kitchen facility.

## AMENITIES

 Office	 Air Conditioning	 LED Lighting	 Data Cabling/ Network Installed
 Kitchen	 4 Car Parking Spaces	 Motorway Access	 Excellent Transport Links



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## ACCOMMODATION




Floor	Size Sq.m	Size Sq.ft
Ground floor	141.67	1,525

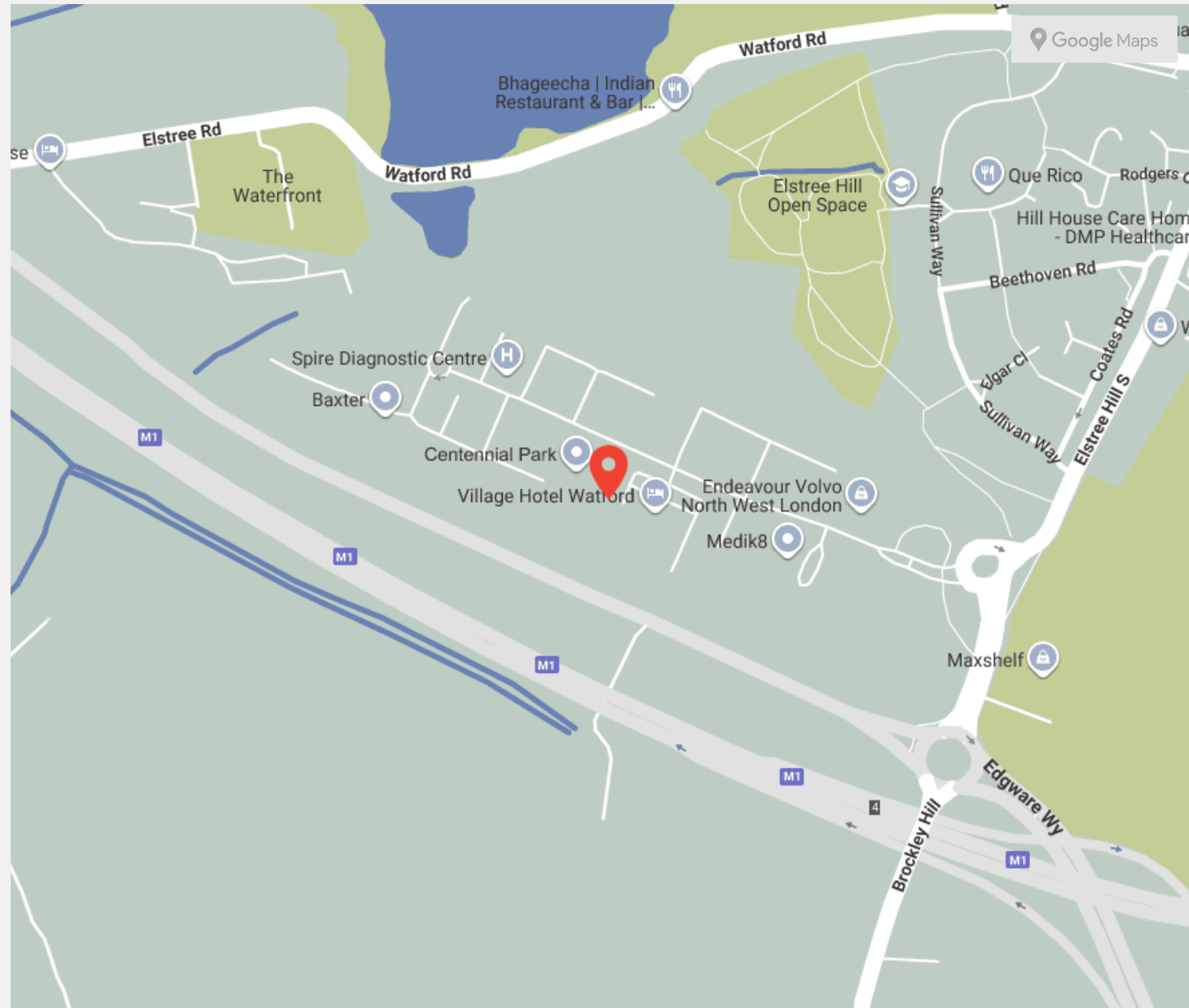
*This floor area is approximate and has been calculated on a net internal basis.*

## LOCATION

Centennial Park lies between Elstree and Stanmore and comprises a mixed use business park totalling c.75,000 Sq.ft. The Park is particularly popular with technology, communications and healthcare companies and offers a landscaped and well maintained environment. Road communications are excellent with immediate access to Junction 4 of the M1. Further features of the Park include a Village Hotel with a gym and Starbucks together with meeting and conference facilities.

## TRANSPORT

-  M1 (Junction 6) - 0.6 miles
-  Stanmore Station - 2.3 miles
-  Bus Stop - Adjacent



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## TERMS

Available on a new lease for a term to be agreed.

## RENT

Discounted rent of £20,000 in the first year, rising to £30,000 per annum exclusive thereafter.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £28,750. 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 35. Details available upon request.

## SERVICE CHARGE

£2.44 per Sq.ft per annum exclusive.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH

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