

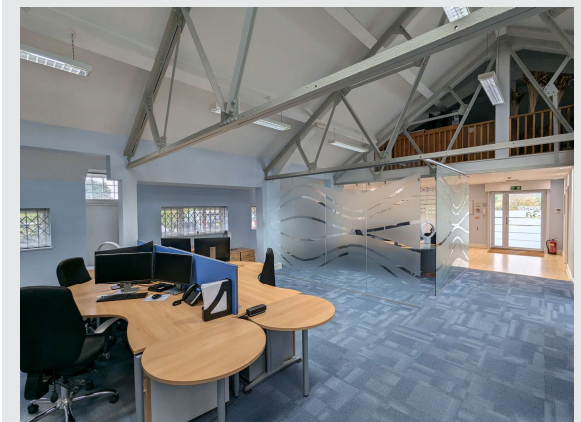
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Modern open plan office

Unit 3A Chestnut House, Farm Close, Shenley, Radlett,
WD7 9AD

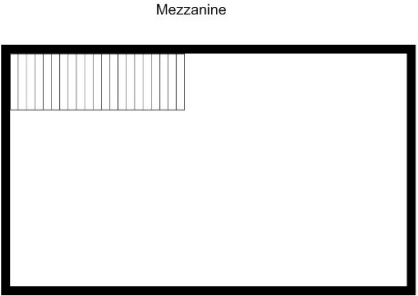
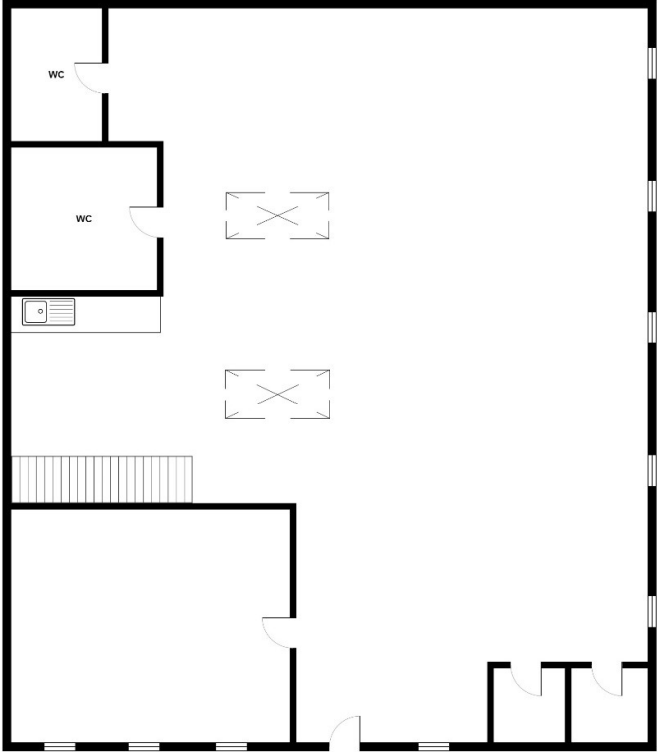


ACCOMMODATION

190sqm / 2,050sqft – NIA

26.1sqm / 282sqft – Mezzanine

216sqm / 2,332sqft - Total



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

- ✓ Open plan office space
- ✓ Storage mezzanine level
- ✓ 6 allocated car parking spaces
- ✓ Meeting room

LOCATION

Unit 3a Chestnut House is located within a small campus of office buildings overlooking open countryside, convenient for a lunch time walk. For access by road you are 1.3 miles from Junction 22 of the M25 and A1081. London Colney retail park which offers retailers such as M&S, Sainsburys, Greggs, Pure Gym and Next is 2 miles away and Radlett High Street is 2.8 miles, where you will also find the nearest train station.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Ground floor open plan office space presented in immaculate condition throughout, with a formal meeting room. The property offers two large W/C facilities and a kitchenette area. As you walk in you have an area which is suited for meet and greet or a reception desk. There is also a mezzanine level which is suitable for a large storage area. The building also has 6 allocated parking spaces which are included within the freehold title.

PRICE

£575,000 for the Freehold interest, with vacant possession.

RATES

Rateable value 24/25: £34,750. Please be aware from 1st April 2026 the rateable value will increase to £45,000. Rates payable should be verified with Hertsmere Council Tel: 020 8207 2277.

VAT

We understand that VAT is payable on the purchase price.

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