

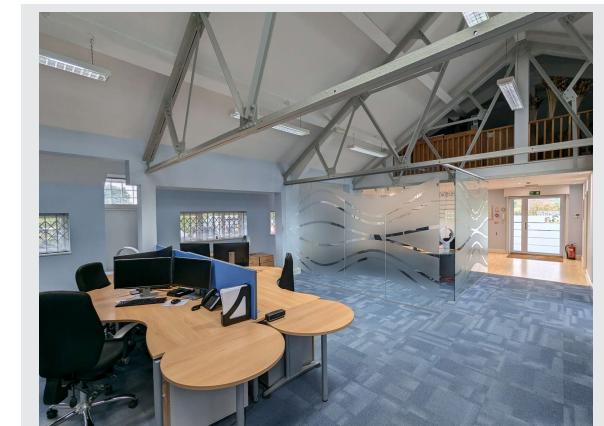
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Modern open plan office

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

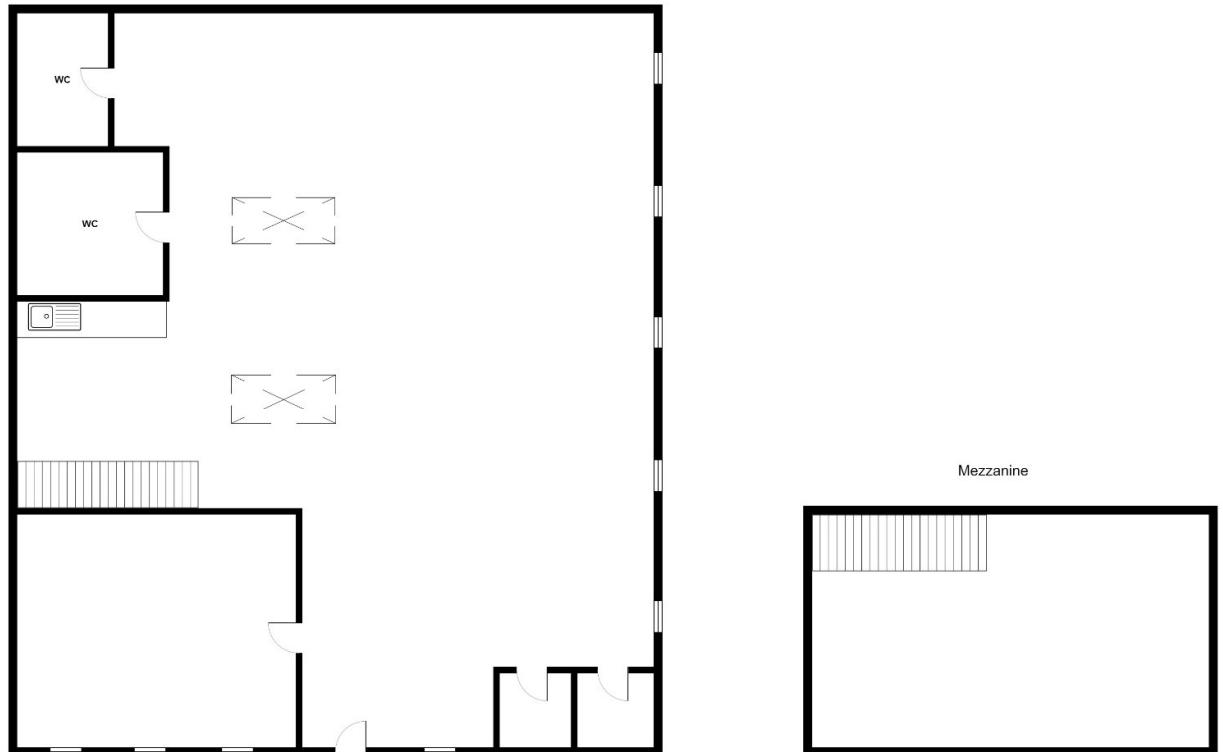


ACCOMMODATION

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

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.

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.

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