

FUSION HOUSE LETCHMORE HEATH RADLETT

WD25 8ER



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*Freehold Office Building - For Sale - 1,824 Sq.ft
To be Sold with Vacant Possession*

FUSION HOUSE LETCMORE HEATH RADLETT

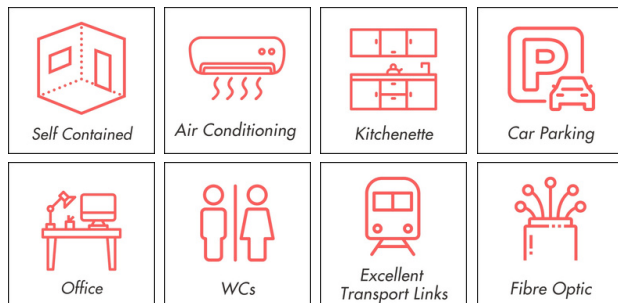
WD25 8ER

Freehold Office Building
FOR SALE

KEY DETAILS

- Excellent access to the M25, M1, and A1(M) with Radlett railway station nearby, providing fast Thameslink services into London
- Detached and self-contained office accommodation arranged over ground and first floors with undercroft parking
- Eight demised parking spaces, supplemented by additional on-street parking
- Air conditioning, perimeter heating, and fibre broadband connectivity
- Two bathrooms (three WCs) and kitchenette facilities
- Modern internal layout, well divided for owner occupiers or future alternative configurations
- Attractive semi-rural setting in a historic village location, surrounded by residential cottages and small businesses
- Located adjacent to a popular local pub and close to Radlett's amenities
- Scope for future redevelopment (STPP)
- May work for medical users including dentists and GPs, subject to obtaining necessary consents
- To be sold with vacant possession

AMENITIES



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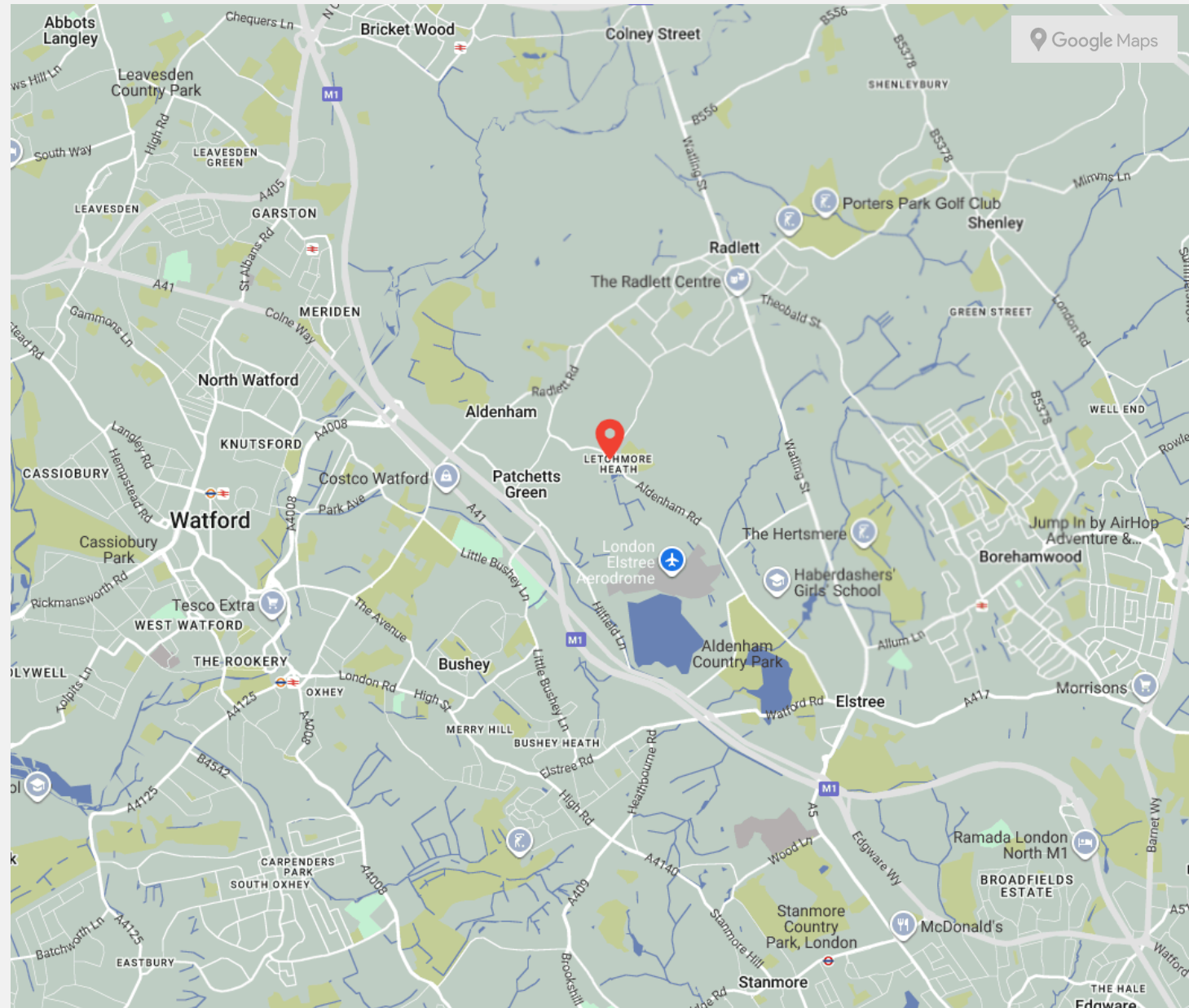
Freehold Office Building
FOR SALET

LOCATION

The subject property is situated in the historic hamlet of Letchworth Heath, Radlett. This area has a mix of residential cottages and small businesses which benefit from a serene village environment combined with excellent commuter links. It is a semi-rural setting with easy access to Radlett's transport hub, as well as good local amenities.

TRANSPORT

-  London Euston - approx. 20 mins
-  Watford Underground Station - 5.3 miles
-  M1 (J5) - 2.4 miles
-  M25 (Junction 18) - 9.4 miles



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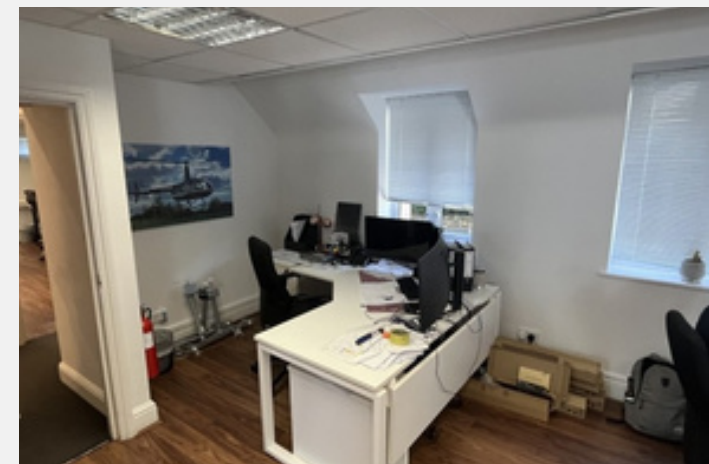
ACCOMMODATION

	Size Sq.m	Size Sq.ft
Ground Floor	63.19	680
First Floor	106.3	1,144
Total	169.49	1,824

This area is approximate and has been measured on an IPMS3 basis.

DESCRIPTION

An exceptional opportunity to acquire a modern, self-contained freehold office building in the idyllic hamlet of Letchmore Heath, just outside Radlett. The property combines a high quality contemporary fit-out with excellent transport connections, offering both immediate occupational appeal and future redevelopment potential.



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DEVELOPMENT POTENTIAL

The property presents an ideal opportunity for an owner occupier or investor seeking a high quality office in a unique village setting, blending a peaceful environment with outstanding commuter links.

In addition to its current use, the property offers redevelopment potential for nursery, medical or residential use.

TENURE

Freehold.

PRICE

Price on application.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £31,750. 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 C 62. Details available upon request.

DATA ROOM

Further information and access to a data room can be provided upon request.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

CONTACT

GET IN TOUCH

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