

AMARA HOUSE 128 LITTLE BUSHEY LANE BUSHEY

WD23 4SA

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High Quality Offices - 4 Desks - Available Now

Image digitally edited to remove obstructive items

Building and site layout unchanged

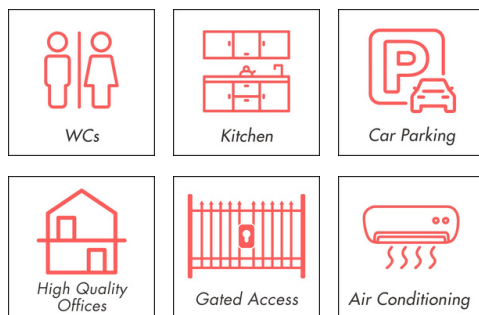
KEY DETAILS

- Bespoke air conditioned accommodation
- Village centre location close to retail and leisure amenities
- Access to kitchen facilities
- Access to WCs
- Secure gated access
- 1 parking space included
- High end residential quality finish

DESCRIPTION

The accommodation provides 4 desks available to let within a premium ground floor office environment. The desks are available on a licence basis with shared use of the communal facilities, including a boardroom, kitchen, private garden and toilet facilities. The wider suite comprises open plan office space, two smaller private offices and a larger private office to the rear together with a private kitchen and WC.

AMENITIES



ACCOMMODATION

4 workspaces within a suite of the following measurements:

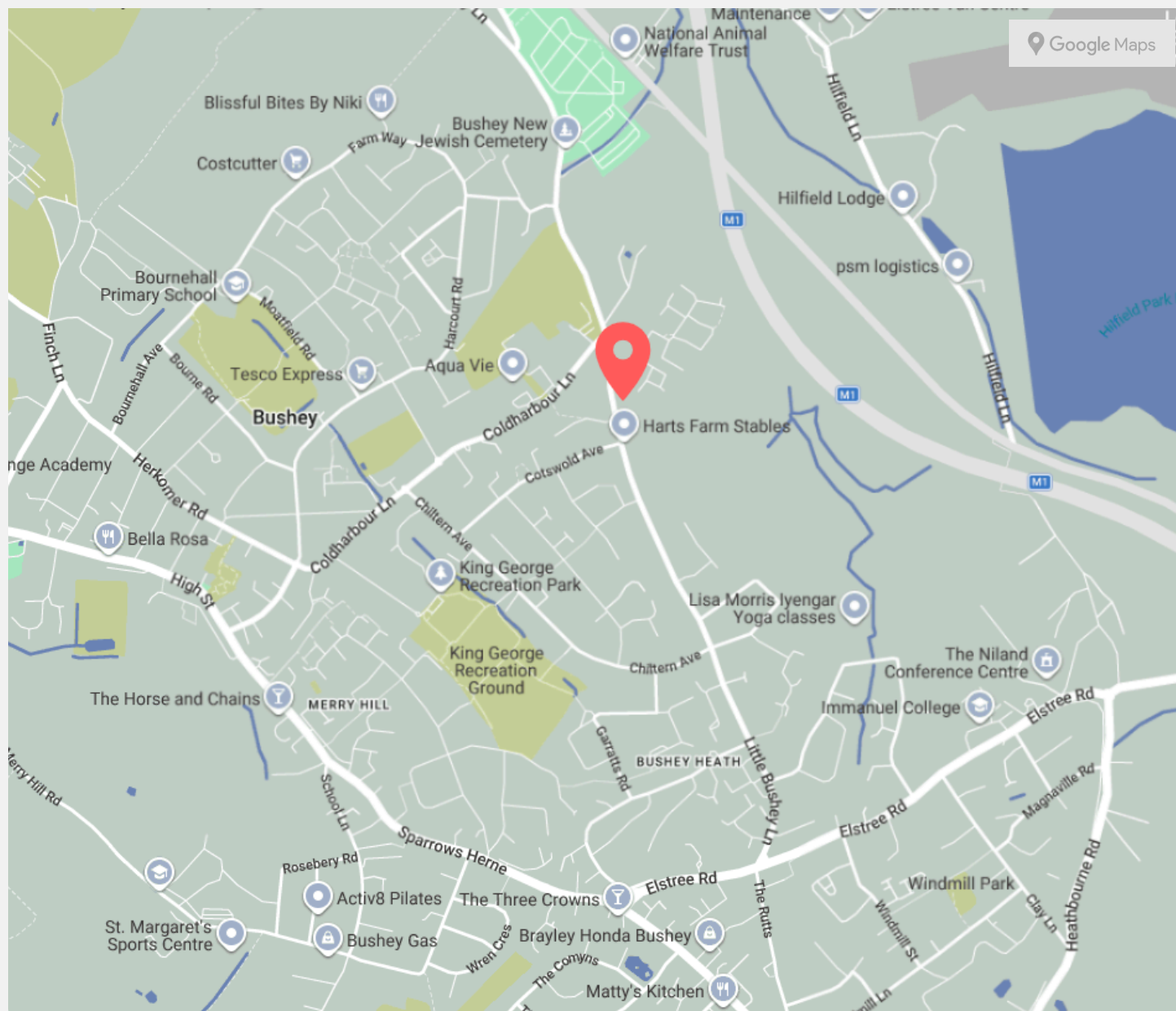
Floor	Size Sq.m	Size Sq.ft
Suite	14.94	160.81

LOCATION

The property is situated on Little Bushey Lane, a predominantly residential road in Bushey. The property benefits from excellent road connectivity, with Junction 5 of the M1 located approximately 2.4 miles to the north via the A41, providing onward access to the wider motorway network. Bushey Station is approximately 1.8 miles away and Watford Junction is approximately 3.0 miles away, both providing direct services into London Euston.

TRANSPORT

-  Bushey Station – 1.8 miles
-  Watford Junction – 3 miles
-  M1 – 2.4 miles



TENURE

The desks are offered by way of a new license agreement for a term to be agreed.

RENT

£400 + VAT per desk per month all-inclusive license fee.

EPC

The property has an EPC rating of A-9. Further details available upon request.

LEGAL COSTS

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



CONTACT

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