FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

TO LET - 1,521 Ft² (141 M²) NIA

Grade A Office Premises

Ground Floor, 503 Centennial Park, Centennial Avenue
Elstree, Hertfordshire WD6 3FG



* Close to Junction 4 of M1 Motorway *
* Mainline & Underground Stations easily accessible*

- **Remote monitored CCTV systems, 24 hours 7 days a week**
- **DDA compliant (Disability Discrimination Act)**
- **Adjacent Hotel with Coffee Shop, Restaurants & Health facilities**
- **Security Barrier Entry System at the entrance to Phase 500**

www.forestrealestate.co.uk

Leighton Buzzard 01525 623007 | Watford 01923 911007

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

LOCATION

Located on one of the most significant and landscaped Business Parks within the north-west sector of the M25 (J's 20 & 21 are approx. 3 miles to the north) and strategically situated just off the M1 (J4). Borehamwood, Edgware and Stanmore are all within easy reach, connected by a regular local bus service, where mainline (Thameslink) railway and Underground (Jubilee Line) services are available.

Centennial Park benefits from 24 hour CCTV security plus the DeVere Village Hotel on the Park has 140 bedrooms, Health Club and Spa, Swimming Pool as well as two Restaurants, Bar and Coffee Shop that is well able to cater for staff employed on the Park.



ACCOMMODATION

This Grade A specification office is located on the ground floor the office provides an area of 1,521 ft² net and benefits from: -

- Air Conditioning
- Fully integrated kitchenette
- 50mm fully accessible raised carpeted floor
- Male & Female Cloakrooms
- Double glazing
- 4 Car parking spaces
- External remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.

TERMS

Lease: The office is available on a new full repairing & insuring lease for a term to be agreed.

Rent: £35,750 per annum exclusive.
VAT is payable.

Service Charge: The tenant will be responsible for a service charge in respect of the maintenance & repair, security etc of the common parts of the estate. The budget for YE 31.03.2023 is £3,375 per annum.

RATES

Rateable Value: £23,750
Rates Payable (2022/23): £11,952 pa

Interested parties should confirm annual rates payable by enquiry of Hertsmere Borough Council (Rating Authority) – Tel: 020 8207 2277.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Asset Rating is B 50.

VIEWING

Strictly by appointment with sole agent:

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