

8 BEAUMONT GATE

RADLETT, WD7 7AR

FOREST
REAL ESTATE



TO LET

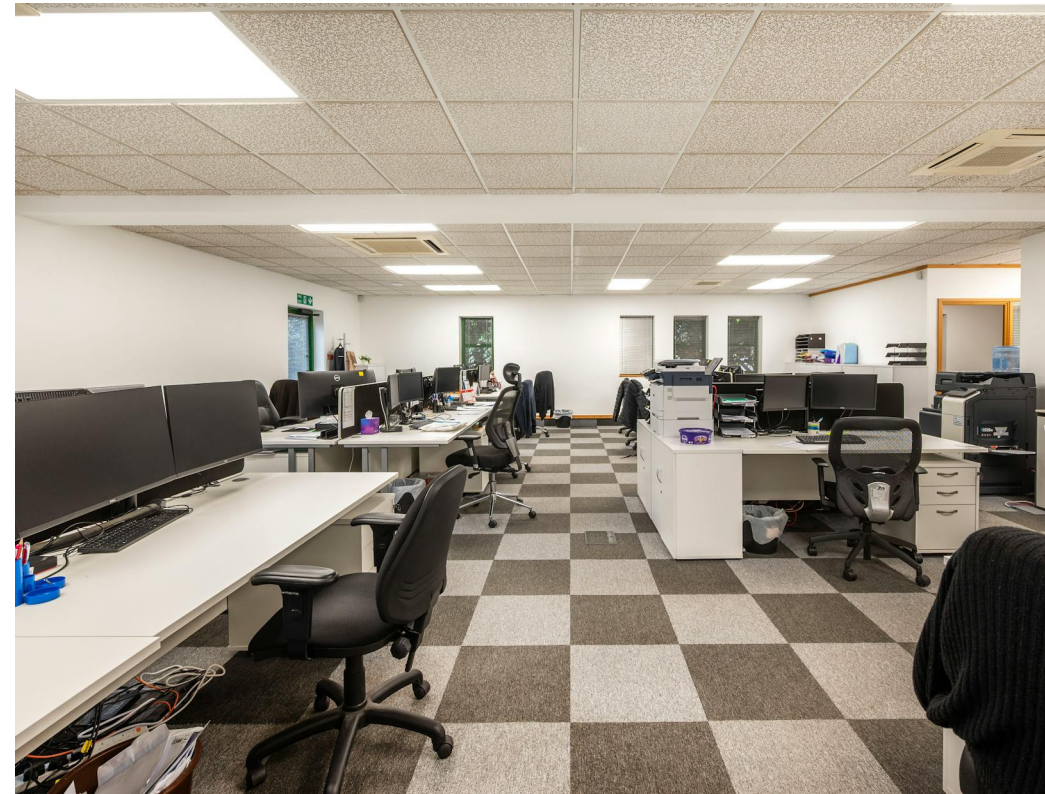
1,125 TO 2,438 SQ FT

Office Building Available to Let on a Floor-by-Floor Basis or as a Whole.

Key Features

- 14 parking spaces, including 1 EV charging stations
- Double glazed windows
- Use Class E
- Air conditioned
- Natural light from 3 aspects
- Self contained kitchen and WC's
- Private meeting room
- Within a 4 minute walk of Radlett Station (Thameslink)

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Description

The available office accommodation is situated on both the ground and first floor of this attractive two-storey end-of-terrace building, offering a professional and accessible working environment. The property is accessed via a disabled access ramp and benefits from up to 14 allocated parking spaces, including 2 EV charging stations.

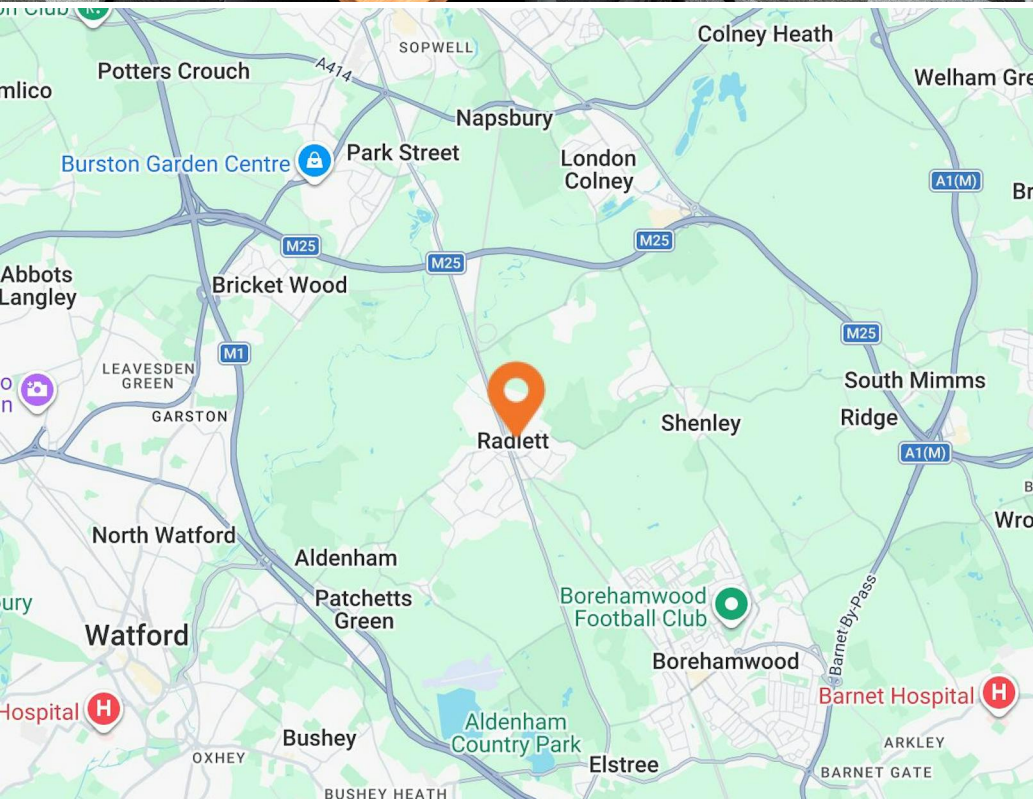
The office space enjoys excellent levels of natural light through double-glazed windows on three elevations, creating a bright and pleasant working atmosphere throughout the day. The accommodation is well specified and includes air conditioning, underfloor trunking, gas central heating, carpeting, a fitted kitchen, and two WC facilities.

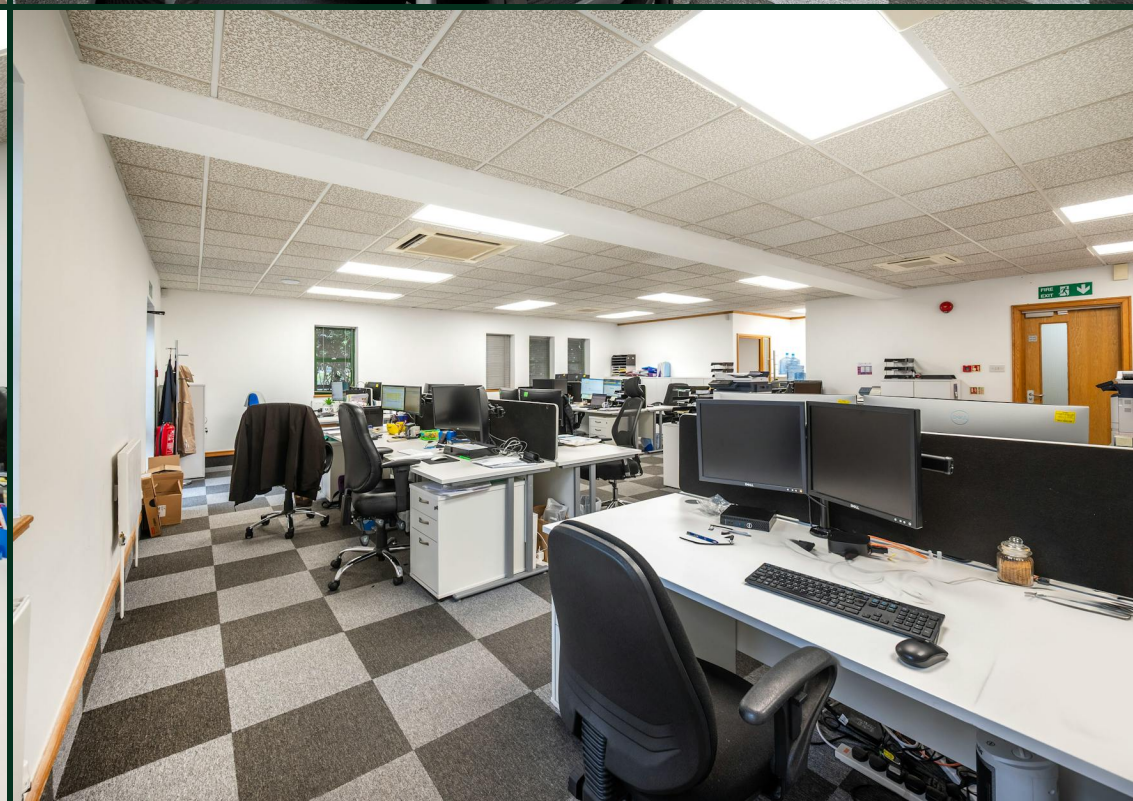
The office can be made available either furnished or unfurnished, providing flexibility to suit a range of occupier requirements.

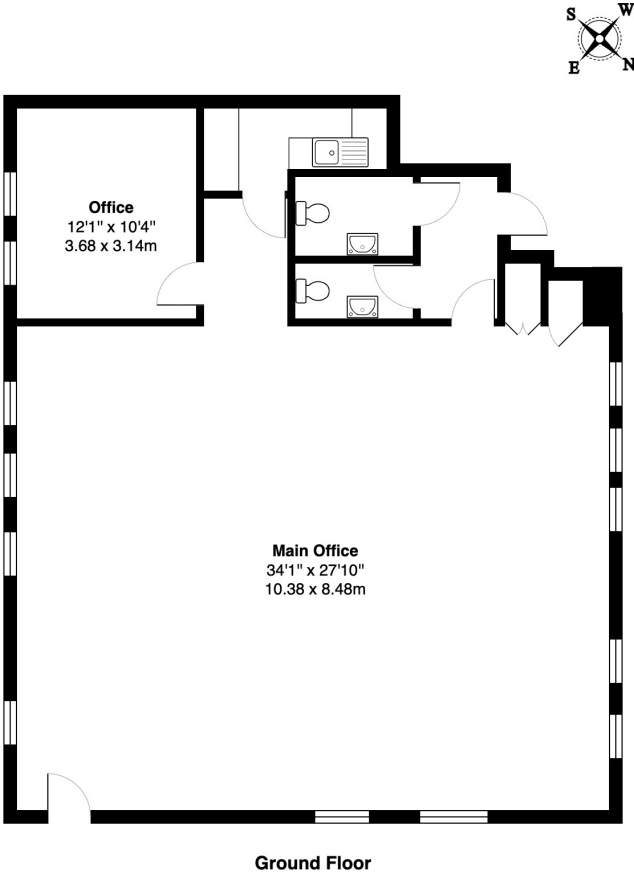
Location

Situated directly behind Radlett railway station on the Thameslink line, this property benefits from excellent connectivity for both commuters and businesses alike. Radlett is an affluent and well-connected Hertfordshire village, offering a wide range of cafés, restaurants, shops, and everyday amenities along the nearby Watling Street high street.

The property provides convenient access to the wider motorway network, being located within approximately 4 miles of both the M25 motorway and M1 motorway, making it ideally positioned for travel to Central London, the Midlands, and surrounding commercial centres. In addition, the area is well served by local bus routes, further enhancing accessibility for staff and visitors.



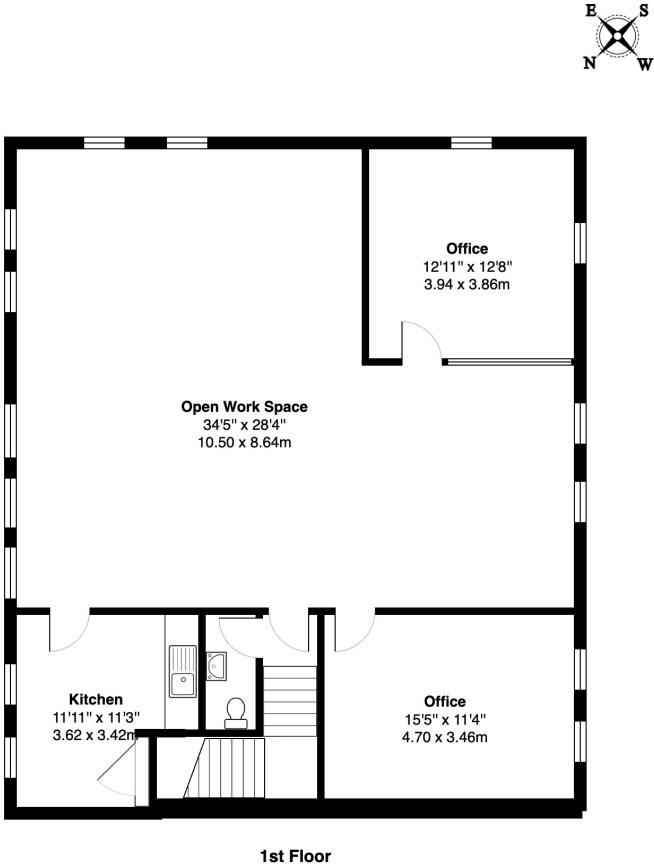




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Total Gross Area: 1284 ft² ... 119.3 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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Total Gross Area: 1400 ft² ... 130.0 m²

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Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,125	104.52	Available
1st	1,313	121.98	Available
Total	2,438	226.50	
Lease	New Lease		
Rent	£28,000 - £56,000 per annum		
Rates	Rates Payable from April 2026 - 2027 Ground Floor: 12,096 per annum First Floor: £13,068 per annum		
Service Charge	£1,585.10 per annum (per floor)		
VAT	Applicable		
EPC	C (71)		

Contact

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