

# 8 BEAUMONT GATE

RADLETT, WD7 7AR

TO LET  
OFFICE  
WITH 4 PARKING SPACES  
135 sq ft  
020 3355 1255  
forest@radlett.co.uk

FOREST  
REAL ESTATE



# TO LET

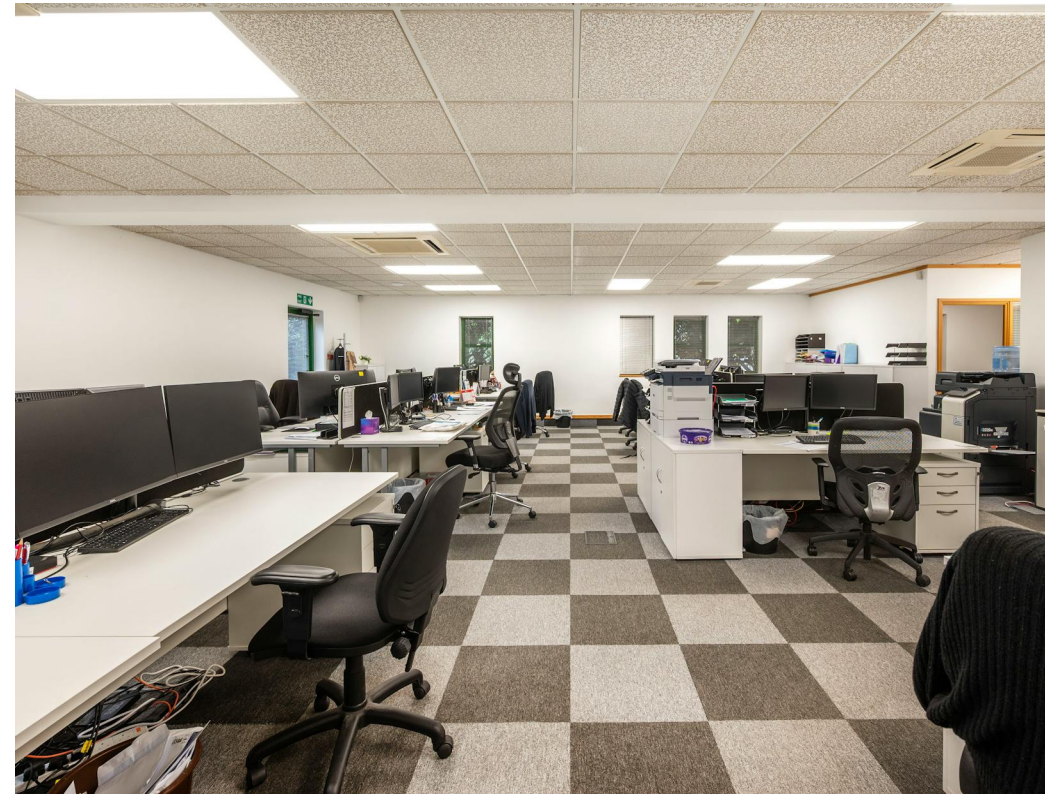
## 1,125 SQ FT

### Lateral Ground Floor Office With 6 Parking Spaces

#### Key Features

- 6 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)

**Ground Floor, 8 Beaumont Gate  
Radlett, WD7 7AR**





## Description

The available office accommodation is situated on the ground 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 6 allocated parking spaces, including 2 EV charging stations.

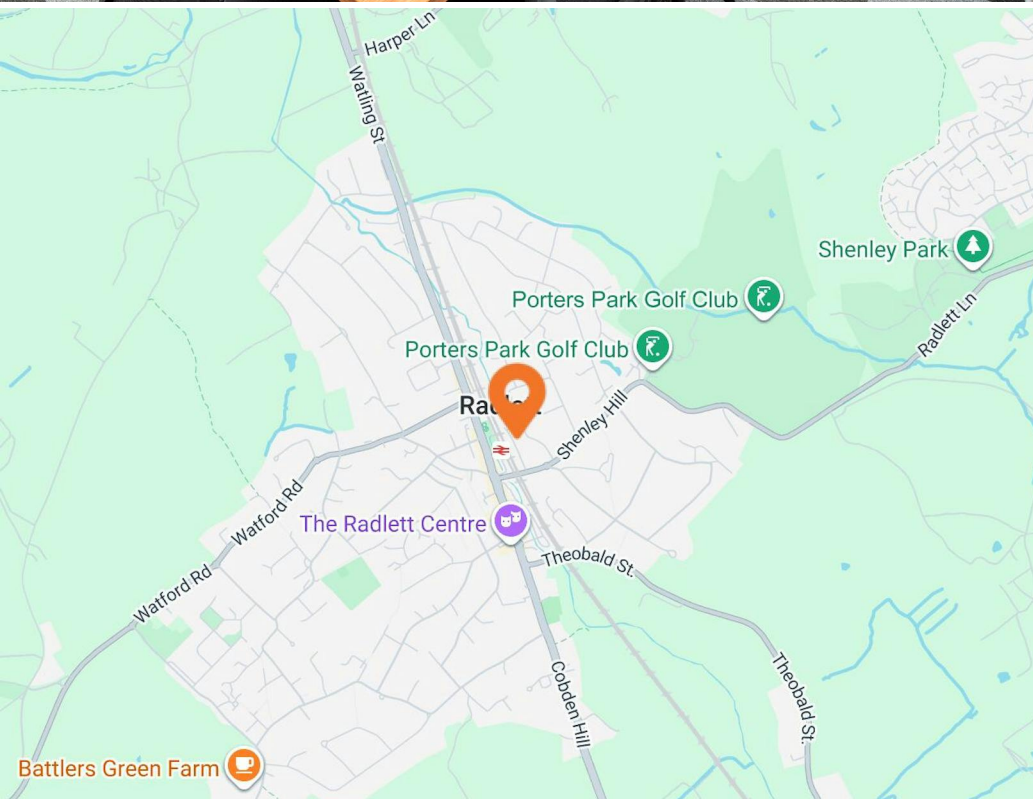
The office space enjoys excellent levels of natural light through double-glazed windows on three elevations, creating a bright and pleasant working atmosphere throughout the day. The accommodation is well specified and includes air conditioning, underfloor trunking, gas central heating, carpeting, a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

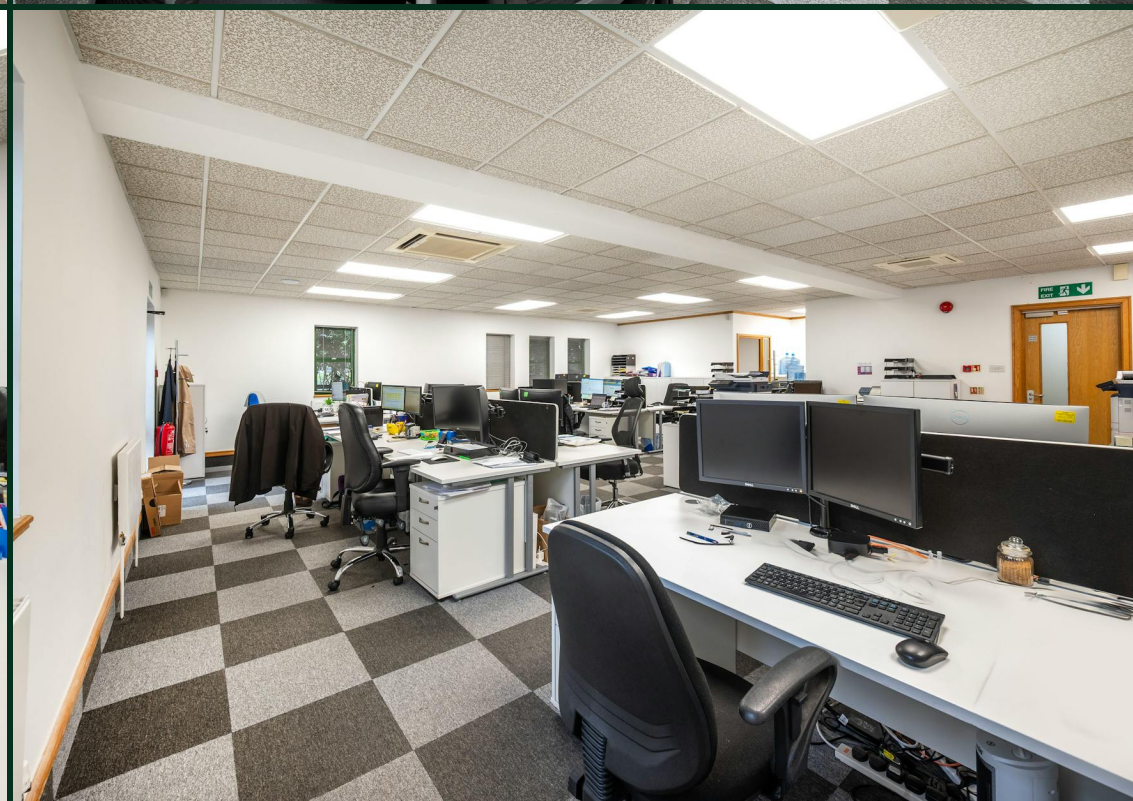
The office can be made available either furnished or unfurnished, providing flexibility to suit a range of occupier requirements.

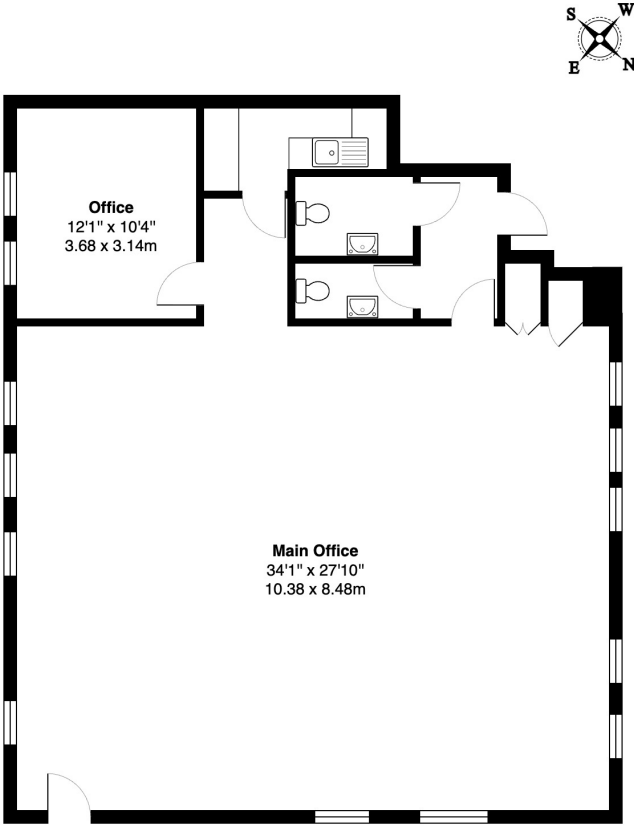
## Location

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.







Ground Floor

Beaumont Gate, Radlett, WD7

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

# Availability

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<b>Lease</b>	New Lease
<b>Rent</b>	£28,000 per annum
<b>Rates</b>	£12,096 per annum
<b>Service Charge</b>	£2,811 per annum Inclusive of utilities
<b>VAT</b>	Applicable
<b>EPC</b>	C (71)

# Contact

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REAL ESTATE

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