Christo &Co

To Let



Suite 1, Heronslea House

High Street, Bushey, WD23 3HH

Ground Floor Office Available

With Parking

To Let

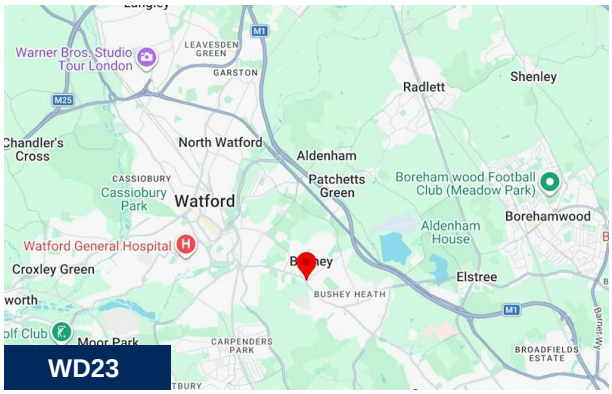
604 sq ft

(56.11 sq m)

- Reception Area
- 24/7 Access
- On-Site Parking
- 2 Car Parking Spaces
- Kitchenette
- Separate Office Space
- 20 Minute Walk from Bushey Station
- Rent is Inclusive of Business Rates

Summary

Available Size	604 sq ft
Rent	£33,000 per annum
Business Rates	Included in Rent
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









Description

A fantastic opportunity to rent a spacious, bright and modern office suite at Heronslea House, ideally suited to an established small business or growing company requiring comfortable accommodation for approximately 9–10 workstations.

The office offers a flexible and practical layout, providing an excellent working environment with dedicated facilities and separate working areas.

Location

Situated in Bushey, within the leafy county of Hertfordshire, Heronslea House offers modern, bright and functional office accommodation in a prominent corner position within a thriving village community.

The building benefits from air conditioning and excellent on-site facilities, with 32 parking spaces available.

Located opposite Bushey Country Club & Driving Range, the property is ideally positioned for a range of local amenities, including shops, restaurants, cafés, pubs, a Post Office and local parks.

The property is conveniently located just minutes from the M1 and Watford town centre, with regular bus services operating directly outside the building. Bushey Railway Station is also a short distance away, providing excellent connections into Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	604	56.11	Available
Total	**604**	**56.11**	

Deposit

A security deposit of £4,000 is to be held by the Landlord

Service Charge

A Service Charge of £400pm is included in the rent and covers: Water, Electric, Gas, and Cleaning of the Common Parts

NB

The premises are available on a furnished or unfurnished basis. Terms available upon request.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful Tenant

Viewings

Strictly by appointment through Sole Agent

Viewing & Further Information



Paul Stone
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paul.stone@christo.co.uk

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