

6 BEAUMONT GATE

Shenley Hill, Hertfordshire, WD7 7AR

For Sale or To Let - Self contained office building with 15 allocated parking spaces

2,465 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	2,465 sq ft
Rent	£32.50 per sq ft
Price	£1,400,000
Rates Payable	£19,211.50 per annum
Service Charge	£1,800 per annum
VAT	Applicable
EPC Rating	C (57)

Key Features

- Freehold
- 15 allocated parking spaces
- Modern 2 storey office building
- Disabled access
- Within a 4 minute walk of Radlett Station (Thameslink)
- Under floor trunking
- Gas central heating
- Natural light from 3 aspects
- Double glazed windows
- Semi detached

Description

This semi detached property is set over ground and first floor, is accessible via ramp, and benefits from 15 designated parking spaces.

This property has plenty of natural light through double glazed windows on 3 aspects. Occupiers would benefit from under floor trunking, carpeted flooring, gas central heating, and kitchenette.

This property would suit a range of office occupiers and hold E class use.

Location

Situated directly behind Radlett Station (Thames Link) this property allows easy access to Watling Street and the many amenities to be found there. This property is within 4 miles of both the M25 and M1 and is well served by local bus routes.

Accommodation

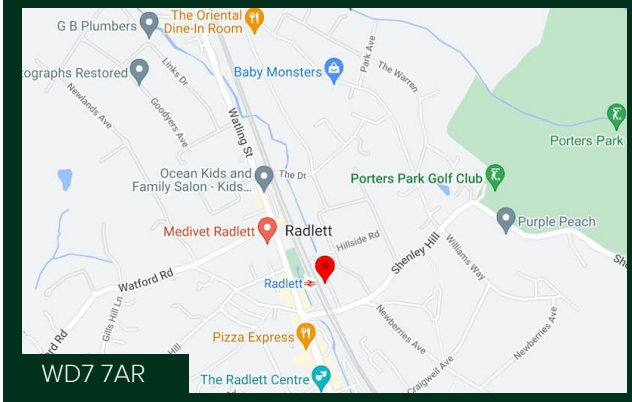
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,200	111.48
1st	1,265	117.52
Total	**2,465**	**229**

Video

- Video Tour -

  https://drive.google.com/file/d/1FiYitV8phblucl2u9GjgwbtIk8TwAY0q/view







Viewing & Further Information

Alfie England

020 3355 1555 | 07756 623 656

alfie@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627

cormac@forestrealestate.co.uk

CONNECT WITH US

1 Bridge Lane, London, NW11 0EA

020 3355 1555

info@forestrealestate.co.uk

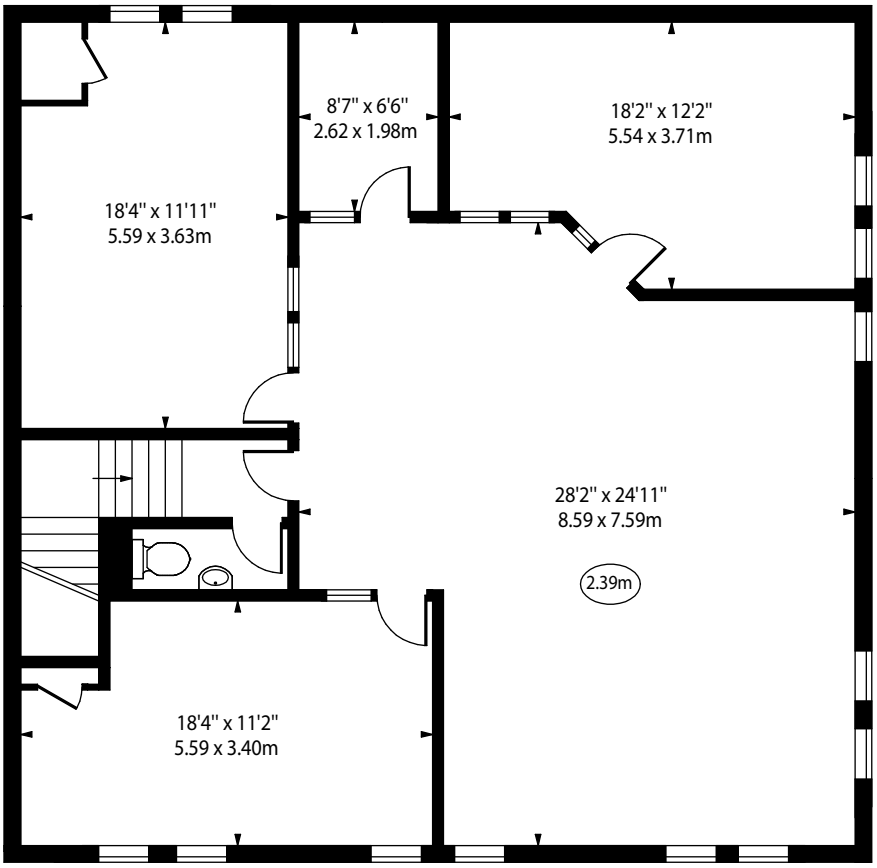
www.forestrealestate.co.uk

FOREST REAL ESTATE

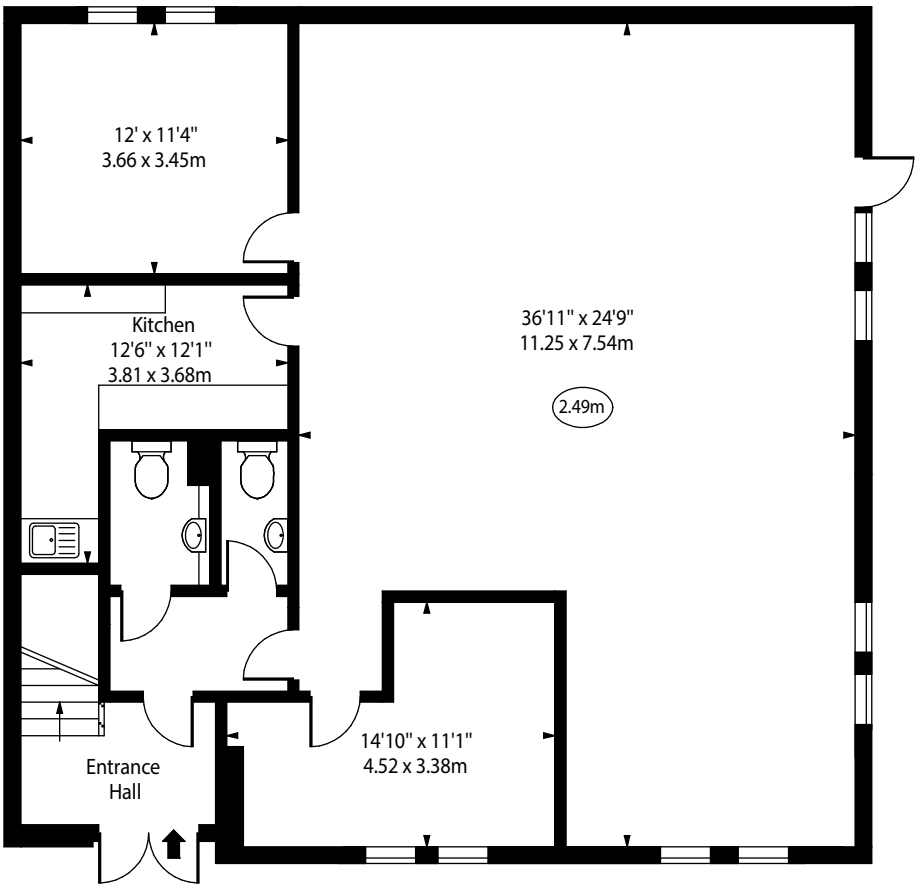
The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to 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. Generated on 11/09/2023

Beaumont Gate, Shenley Hill, Radlett, WD7 7AR

- Ceiling Height



First Floor



Ground Floor

Approx Gross Internal Area 2767 Sq Ft - 257.05 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 020535E