



Modern Offices To Let

2 Oaks Court

Warwick Road, Borehamwood, WD6 1GS

Office

TO LET

970 sq ft

(90.12 sq m)

- Air conditioning
- Suspended ceiling with recessed lighting
- Carpeted throughout
- Open plan with office and meeting room
- On site parking
- Barrier controlled car park
- Raised access floors
- Floor mounted power and data points

2 Oaks Court, Warwick Road, Borehamwood, WD6 1GS

Summary

Available Size	970 sq ft
Rent	£19,240 per annum
Rates Payable	£10.29 per sq ft
Rateable Value	£20,000
Service Charge	£5,772 per annum Service charge is subject to vat.
VAT	Applicable
EPC Rating	C (72)

Description

The suite comprises the ground floor of a modern office building constructed in 2006.

The suite offers open plan accommodation with an individual office and meeting room.

The raised floor contains power and data points and further benefits from excellent natural light and air conditioning.

Location

Borehamwood is located approximately 10 miles north of Central London and less than 3 miles south of J23, M25, via the A1(M).

Elstree & Borehamwood mainline station provides a fast (20 minutes) service to Kings Cross St Pancras with ongoing connections to the City, Brighton, Luton & Gatwick airports and to central Europe via Eurostar.

The premises are located on Warwick Road, approximately 0.5 miles from the A1(M).

Accommodation

The accommodation comprises a ground floor suite of 970 sq ft.

Name	sq ft	sq m	Availability
Ground	970	90.12	Available
Total	970	90.12	

Viewings

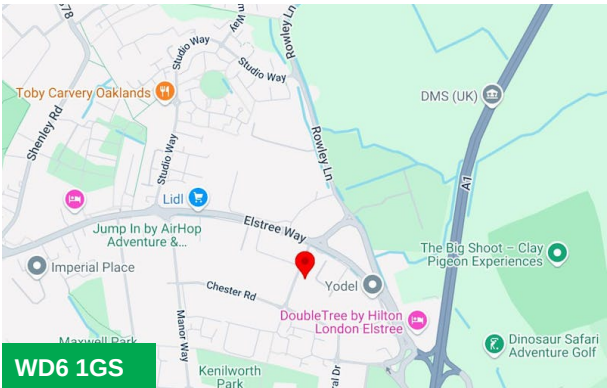
Strictly by appointment via the Sole Agents, Monday to Friday 9 am to 5 pm.

Terms

The property is available by way of an assignment of the current lease which expires 15th September 2028. Alternatively the landlord may consider granting a new lease for a longer term.

Buildings Insurance

The landlord recovers the cost of the building insurance from the tenants on a pro rata basis. The current cost is £600 plus vat.



Viewing & Further Information

Harrison Hobbs

01923 604 025 | 07990 052 413

harrison.hobbs@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH