



Self Contained Character Offices

The Engine House

Shenley Park, Radlett, WD7 9JP

Office

TO LET

2,200 sq ft

(204.39 sq m)

- Unique parkland setting
- Close to local amenity
- Less than 3 miles to M25
- On site parking
- Male & Female WC facilities
- Kitchenette

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Summary

Available Size	2,200 sq ft
Rent	£44,000 per annum
Rates Payable	£8.96 per sq ft
Rateable Value	£39,500
Service Charge	N/A
EPC Rating	E (120)

Description

The Engine House sits within Shenley Park, a 45 acre rural park, and was constructed in Victorian times as a utility building for the Mansion House. The ground floor has been used as offices for a number of years and comprises self contained accommodation benefitting from vaulted ceilings, good natural light and views over the landscaped gardens.

Location

The property is located a short distance off Radlett Lane, within Shenley Park, a short drive from Radlett, Borehamwood and the M25 (J22).

The area is served by a number of bus routes and rail connections are available at Radlett station.

Accommodation

The accommodation comprises the ground floor providing:

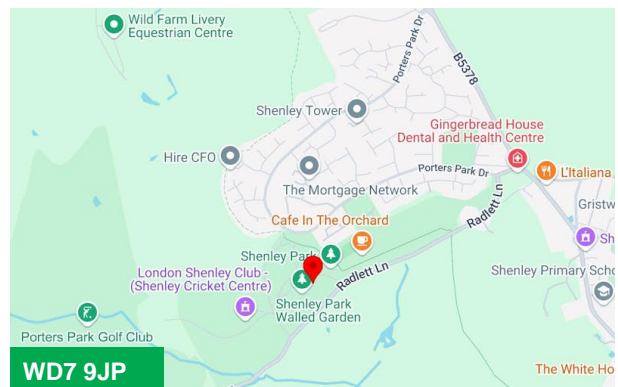
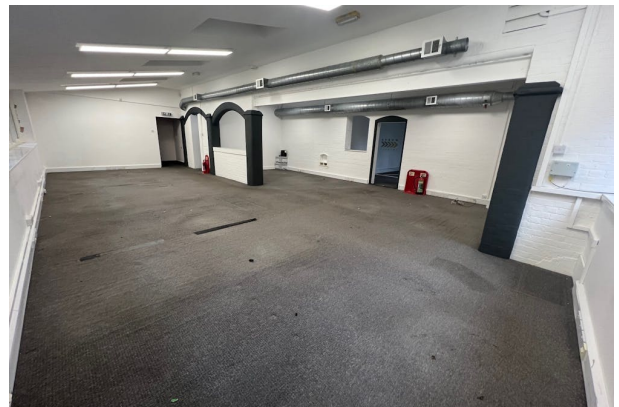
Name	sq ft	sq m
Ground - Ground Floor Offices	2,200	204.39
Total	2,200	204.39

Viewings

Strictly by appointment via the agents, Monday to Friday, 9 am to 5.30 pm.

Terms

The property is available by way of a new lease for a term to be agreed.



Viewing & Further Information

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