

Radlett Village Institute, Watling Street, Radlett, WD7 7JG



LOCATION

Radlett Village Institute is situated to the south of Radlett village, within a 7 minute walk to Radlett Thameslink Station providing regular connection to St Pancras International. Radlett is also just a short distance from Junction 22 of the M25 and only a few miles from the M1 and A1M.

Radlett Village Institute is located on the junction of Watling Street and Theobald Street close to the high street with all its shops and amenities including Gails, Tesco Express, Wenzels, Pizza Express and Budgens, as well as many other local occupiers.

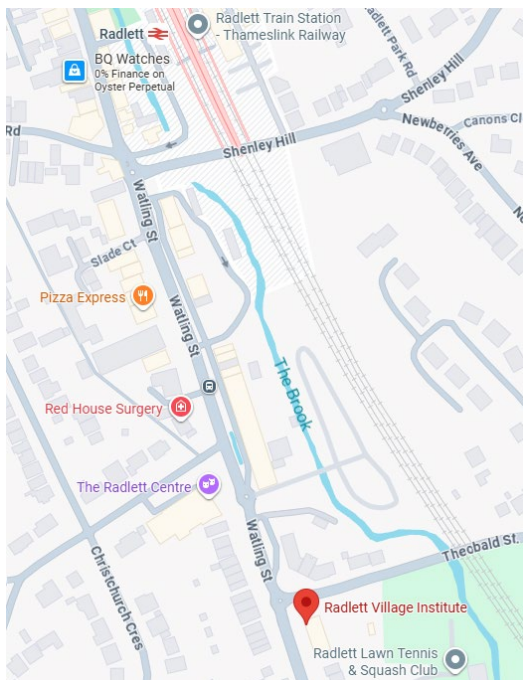
DESCRIPTION

Two offices are available within the Radlett Village Institute, each with differing specifications. They can be taken individually, or together.

Ground	283 Sq Ft	26.29 Sq M
1 st Floor	483 Sq Ft	44.87 Sq M
Total	766 Sq Ft	71.16 Sq M

Specification Includes:

- Parquet Flooring / Carpet
- Central heating
- Air Conditioning
- Parking (1 space for Ground Floor, 4 spaces for 1st Floor)
- Shared kitchenette
- Desks / Furniture available



LEASE

The offices are available on new leases direct from the Landlord on terms to be agreed.

RENT

Ground Floor: £7,250 pa

(Inclusive of buildings insurance, service charges, waste collection and demised electricity. Excludes business rates.)

1st Floor: £12,500 pa

(Inclusive of buildings insurance, service charges and waste collection. Excludes demised electricity and business rates.)

BUSINESS RATES

Interested parties are advised to make their own further enquiries

VAT

Not Applicable

TIMING

Immediate

EPC RATING

Ground - D

1st Floor - C

POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs

ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

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Acquisitions | Disposals | Rent Reviews | Lease Renewals | Property Management | Asset Management | Investments

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