



UNIT 310

Centennial Park, Borehamwood, WD6 3TJ

Quality Air-conditioned Office on sought after Business Park

1,476 SQ FT



Summary

Available Size	1,476 sq ft
Rent	£26,500 per annum
Rates Payable	£8.54 per sq ft
Rateable Value	£25,250
Service Charge	£2,000 per annum
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (96)

Key Features

- Air Conditioned
- 5 Car Spaces
- LED Lighting
- Raised Carpeted Flooring
- 100mb Broadband Line

Description

Quality air-conditioned office totaling approx. 1,476 sq ft located on the first floor of a two-storey office mainly arranged as open plan layout but with the benefit of two private partitioned rooms.

Location

Located on the prestigious Centennial Park, a low density business park renowned for its high-quality landscaped environment. Centennial Park benefits from excellent transport links to Central London and the north via the A41 and M1 Motorway (adjacent to Jct.4) and thereby to the M25, M40, M4, M11, Heathrow, Gatwick, Stansted and Luton Airports.

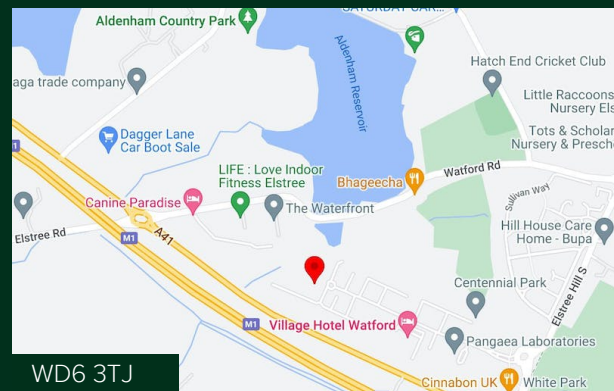
Main line rail services are found at Elstree & Borehamwood (St Pancras / Kings Cross) and Watford (Euston) plus Underground services are found at Stanmore (Jubilee Line) and Watford (Metropolitan Line). There is a regular bus service into the park

The business park also has the benefit of a De Vere Village 140 bedroom Hotel with a full Health Suite, Swimming Pool, Restaurants and a coffee shop.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
1st - Office suite	1,476	137.12	Available
Total	1,476	137.12	



Viewing & Further Information

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