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2 High End Office Suites To Let

Vision House, Station Road, Borehamwood WD6



Description

Comprising substantial new office building which has been finished to an exceptionally high standard. We are offering an office suite on the ground and first floor each with air conditioning and heating, excellent security, LED lighting, high speed broadband connection, CCTV, blinds, security shutters at ground floor level. There is use of a shared kitchen and WC facilities. The space is offered on an all-inclusive basis to include rent, buildings insurance, electricity and heating, air conditioning, coffee and tea. The business rates are currently also included as long as the space remains exempt from charge.

See video link below for further images.....

<https://drive.google.com/file/d/1235xLJjS65y2KGoeawtuJyrfw4xyHpV9/view?usp=sharing>



Location

Located on Station Road Borehamwood and opposite Elstree & Borehamwood Network Rail Station. Station Road is located at the Junction of Shenley Road and Theobald Street. Borehamwood is a large built-up town situated between Elstree, Radlett and Arkley with excellent road communications with the A1 and M25 motorways. Borehamwood has a large retail area and a great deal of commercial and light industrial activity.

Areas

Office 1 Ground floor
481 sq ft £21,000 pa exclusive of VAT

Office 2 First Floor
302 sq ft £18,000 pa exclusive of VAT

Terms

Available on a licence for a term of 1 year at a time payable 3 monthly in advance.

Rent Deposit

A rent deposit of 6 weeks rent will be required.

Business Rates

Hertsmere Borough Council. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

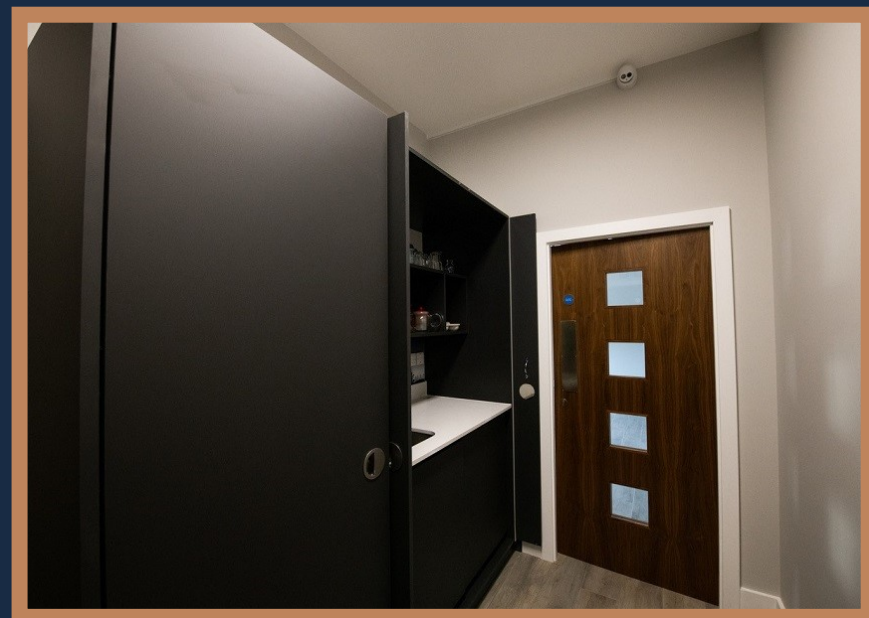
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants' references are not acceptable to the landlord. This deposit is held in our clients' account until completion.



CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

Sat Nav: WD6 1DE







These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Viewing

By appointment only via:

0208 559 1122

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