

020 8559 1122

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Our services include the following:

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Grade A Offices - To Let

Available as suites or complete floors

100 - 8898 sq ft

Oaks Court, Warwick Road, Borehamwood WD6



Description

In our view this is the best finished offices in Borehamwood recently refurbished to a high standard with 24 on-site parking spaces. Arranged as reception on ground floor with two upper floors of offices which have been partitioned to create comfortable fully furnished work spaces, meeting rooms, break-out areas, chat booths and kitchen/canteen. All offices have excellent natural light, raised floors with plug and play facilities for internet, data, power. All areas are air conditioned/comfort cooled, carpeted and accessed via passenger lift.

We can offer all levels of flexibility, a floor by floor letting, a whole building letting or letting on a office by office basis with easy terms to include business rates, utilities, tea and coffee in a one off payment. Please contact us to discuss your specific requirements so we can tailor it to your needs.

Location

Western Road, Borehamwood runs directly off Manor Way and is approximately 200m from the new Sky TV Studios and are within walking distance of Borehamwood & Elstree overground station, the shopping and eating facilities of Borehamwood and within 2 miles from the M25 junction with the A1 at South Mimms.

Areas

Ground Floor (reception & entrance)	466 sq ft (43.29 sq m)
1st Floor	4217 sq ft (391.77 sq m)
2nd Floor	4215 sq ft (391.59 sq m)
Total area	8898 sq ft (826.65 sq m)

Individual Offices

OFFICE SUITE NO.	SIZE (sq. ft)	DESKS AVAILABLE	PRICE per month (excl. VAT)
106	151	4	From £800
107	172	4	From £800
108	194	5	From £1000
109	248	7	From £1,400
110	420	10	From £2,000
111	689	18	From £3,600
201	161	4	From £800
202	196	5	From £1000
203	196	5	From £1000
204	204	5	From £1,000
205	150	4	From £800
206	150	4	From £800
207	172	4	From £800
208	226	6	From £1,200
209	226	6	From £1,200
210	248	6	From £1,200
211	420	10	From £2,000
212	614	16	From £3,200

Terms

Please refer to the schedule above for rental.

VAT

All rents are subject to VAT at the prevailing rate.

EPC - Band C

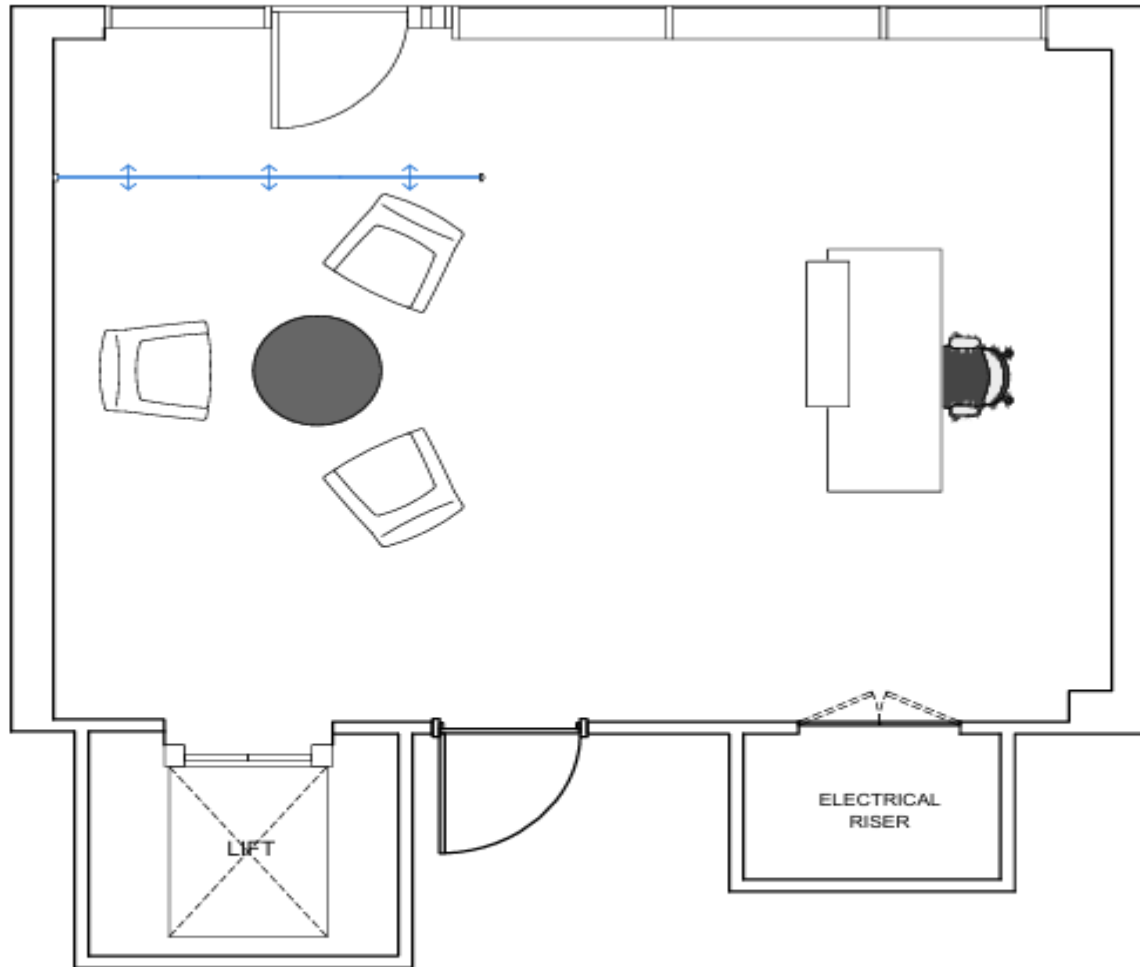
Reference Charge

Claridges charges a fee of £375 plus VAT for taking up references and carrying out anti-money laundering checks on the proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.





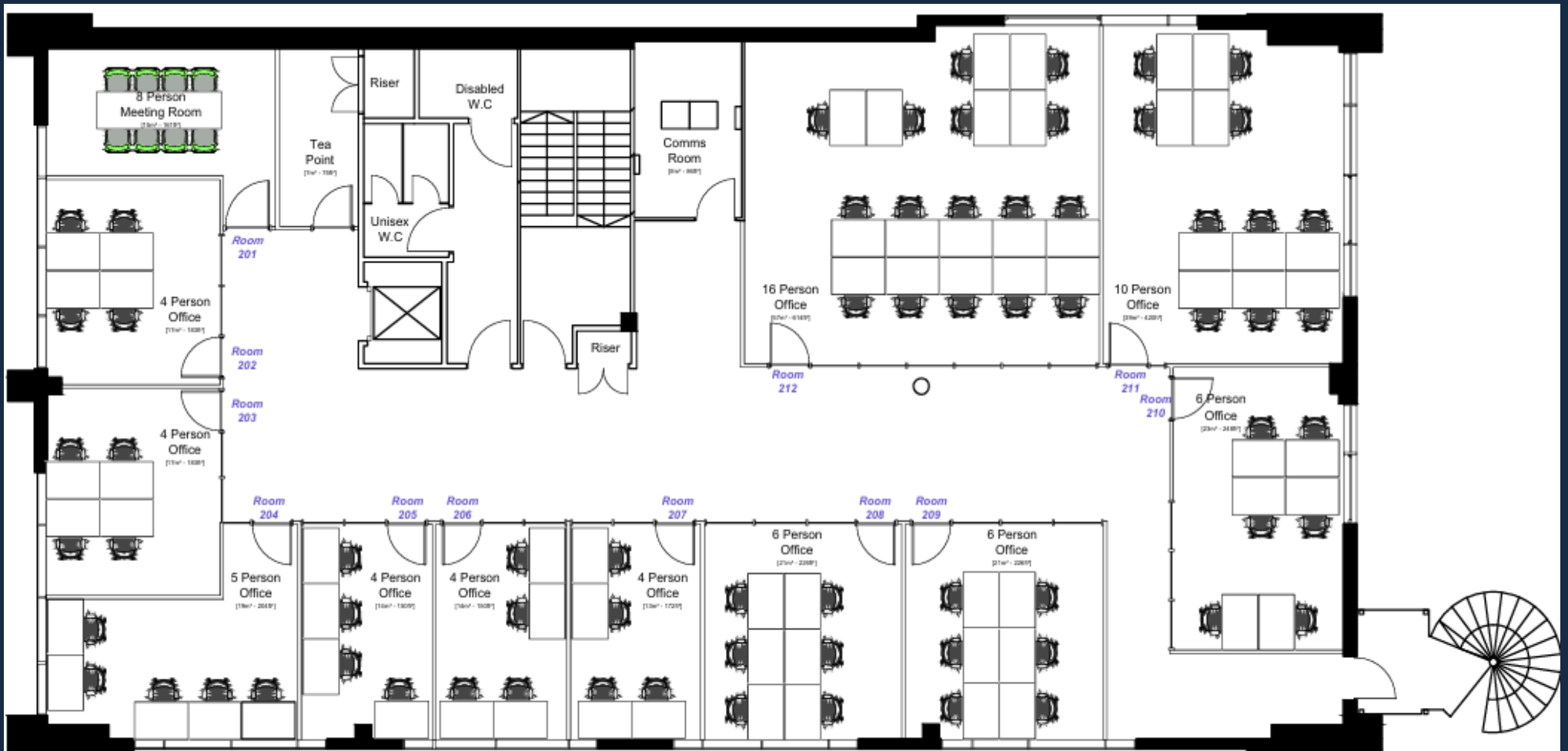


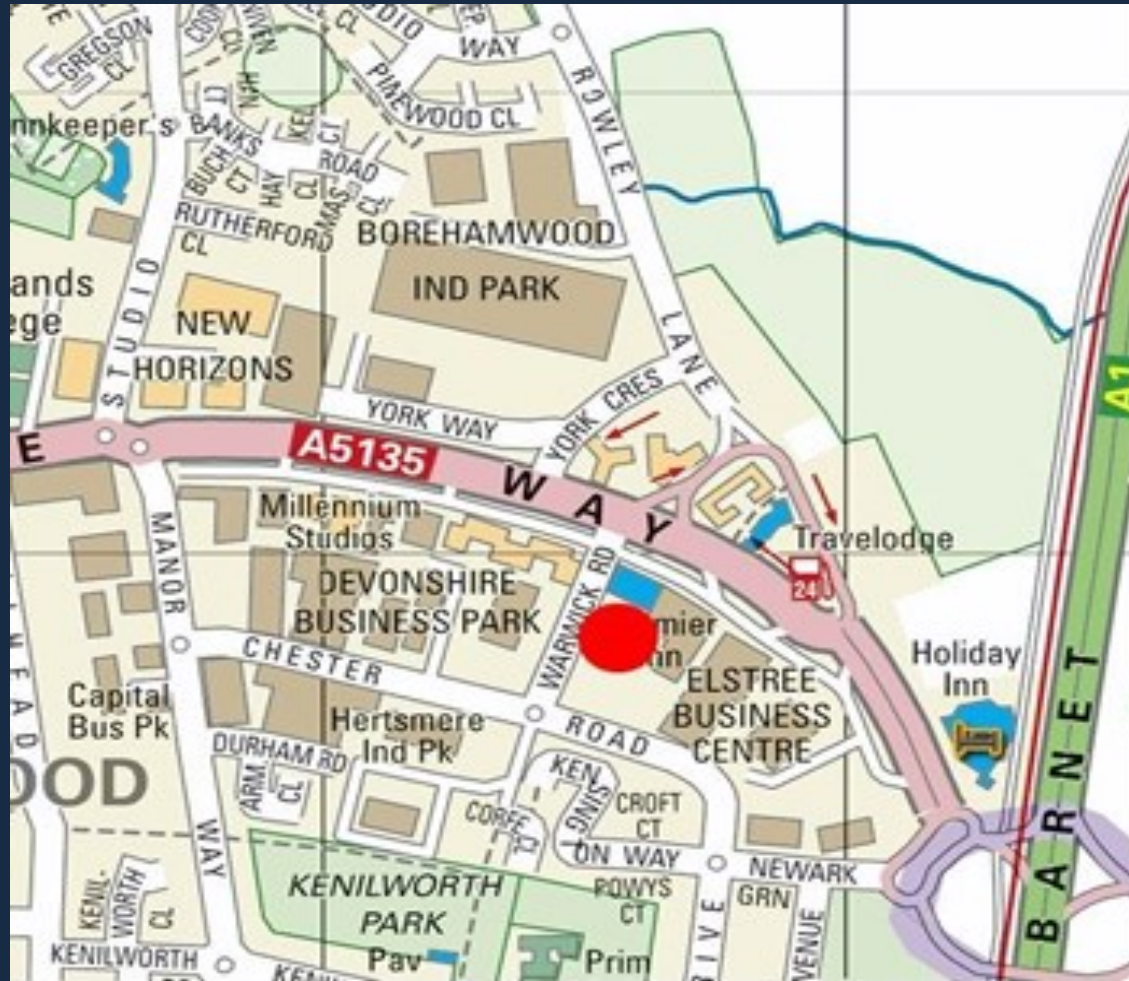


00 Ground Floor - St. James Place House
0100 scale 1:50 @ A3



01 First Floor - Cubix House





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.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Subject to contract

Viewing

By appointment only via Joint Agents:

Claridges

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