

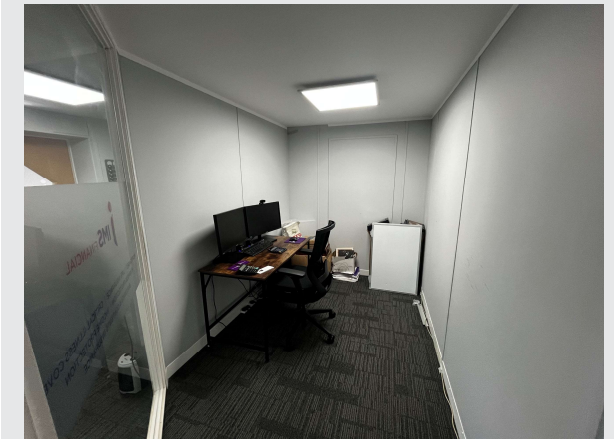
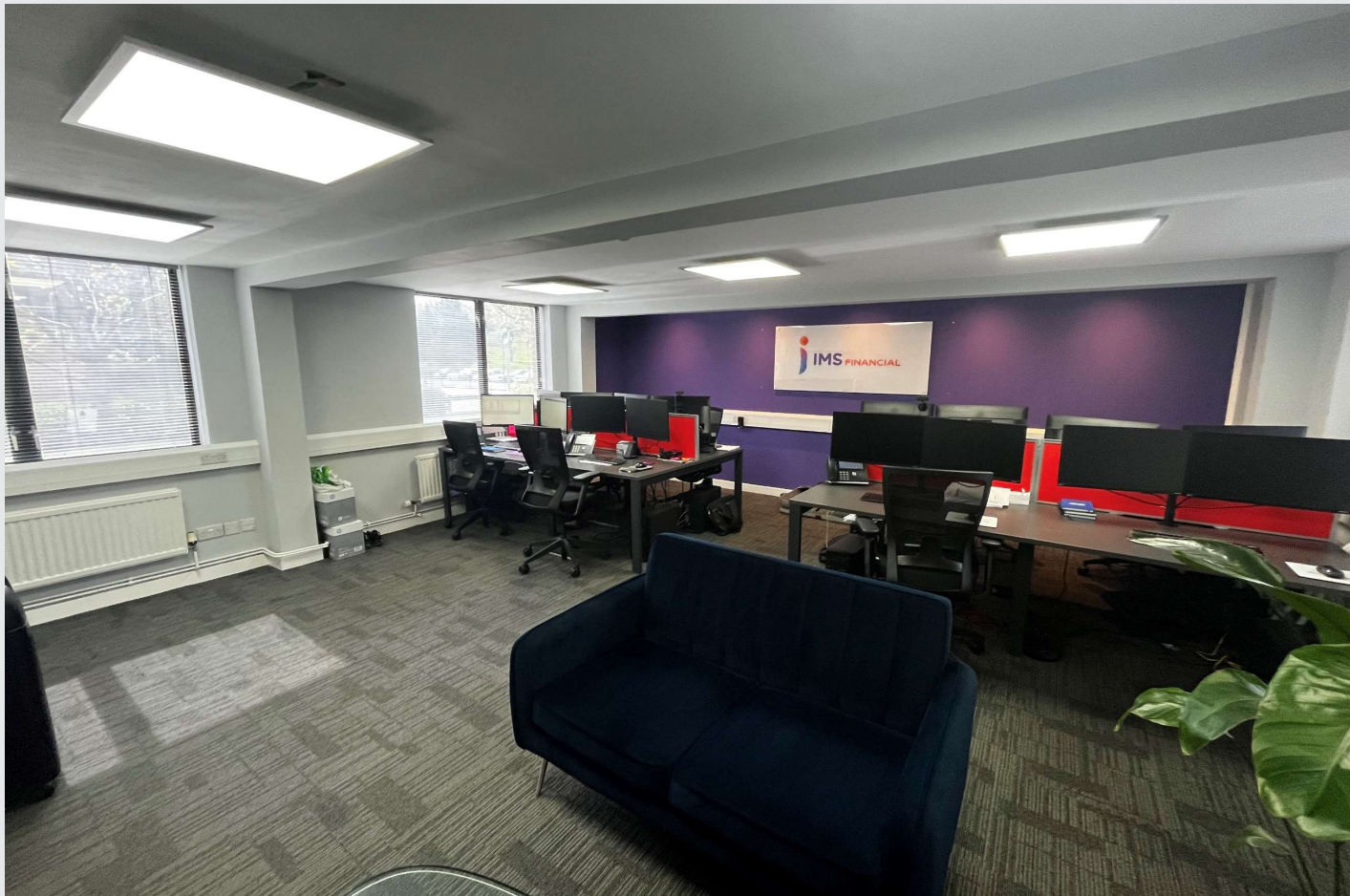
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

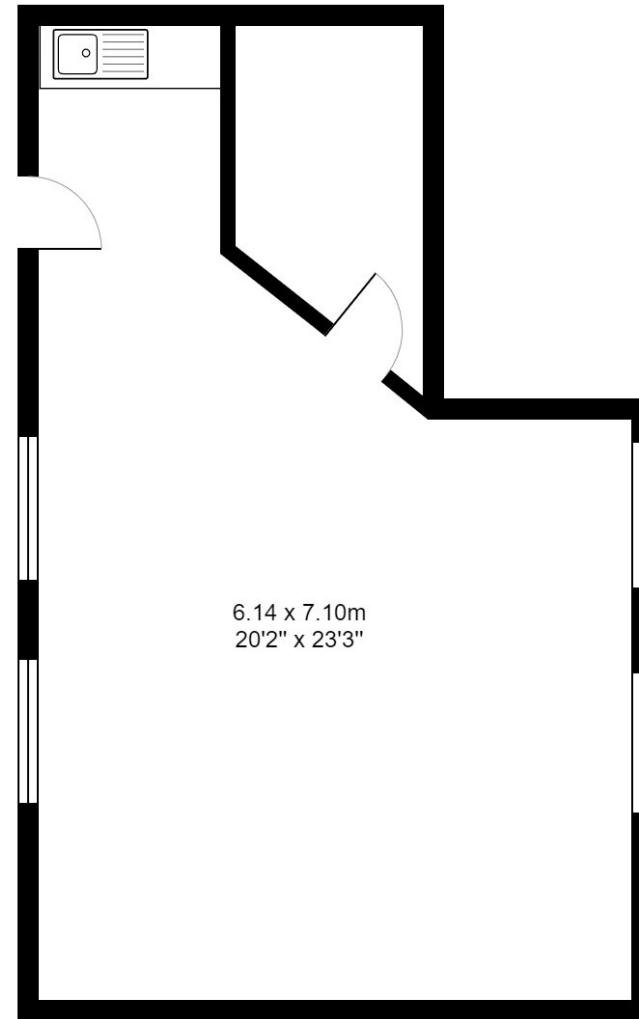
Offices with car parking

Suite 1, Heronslea House, High Street, Bushey, WD23 3HH



ACCOMMODATION

Total 605 sq ft 56.2 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ 3 car parking spaces
- ✓ LED lighting
- ✓ Rent includes utility bills and there is a small service charge payable
- ✓ Wall mounted air conditioning unit

LOCATION

Occupying a prominent position on the corner of the high street and Melbourne road opposite the former Golf and Country Club, amongst a host of office users, residential and local traders. Bushey is an attractive commuter town which lies just off the A41 between Watford and Stanmore, some 15 miles north-west of Central London and close to the M1 motorway (Junction 5).

DESCRIPTION

Suite 1 is a modern open plan, self contained unit within a larger three storey office building which the new owners have recently refurbished throughout. The office space offers a small kitchenette, meeting room and a useable floor area capable of fitting 8 people. There are also three car parking spaces allocated to this suite.

TERM

Sub-letting of the existing lease which expired in December 2028.

RENT

£14,496 per annum inclusive of utility bills and service charge.

RATES

Rateable value: £13,000. Rates payable 23/24 £6,487. Interested parties should contact Hertsmere Council – 020 8207 2277 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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