

UNIT 502

CENTENNIAL PARK, BOREHAMWOOD, WD6 3FG

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

TO LET

1,525 SQ FT

Air Conditioned Grade A Offices - * Rent Reduction *

Key Features

- Air Conditioning Throughout
- Integrated Kitchen
- Data Cabling / Network Installed
- EV Charging connection
- 4 Car Parking Spaces
- External Remote Monitored CCTV Systems, 24 Hours 7 Days A Week
- DDA Compliant
- LED lighting

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Description

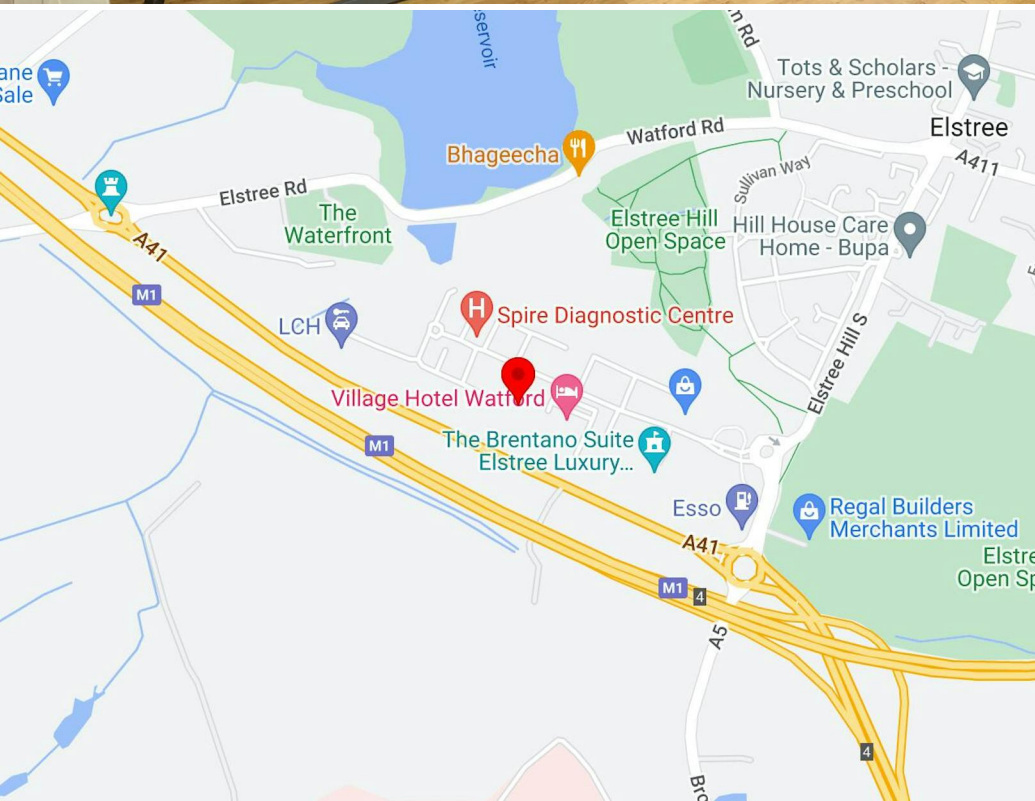
The offices are arranged into part open plan plus 3 individual air-conditioned offices totalling 1,525 sq ft net, on the ground floor of a two-storey semi-detached building constructed in 2008.

Location

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

The Park also has the benefit of a De Vere Village 140 bedroom Hotel with full Health Suite, Swimming Pool, Restaurants and Starbucks Coffee Shop.

Main line rail services are at Elstree & Borehamwood (St Pancras / Kings Cross) and Watford (Euston) plus Underground services at Stanmore (Jubilee Line). There are regular bus services from the Park servicing the surrounding towns.





Availability

Lease	New Lease
Rent	£25,000 per annum rent discounted for first year rising to £33,000 per annum thereafter
Rates	£9.98 per sq ft
Service Charge	£2.44 per sq ft
VAT	Applicable
EPC	B (35)

Contact

Christopher Smiddy
01923 911 007 | 07753 970 196
chris@forestrealestate.co.uk

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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