

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

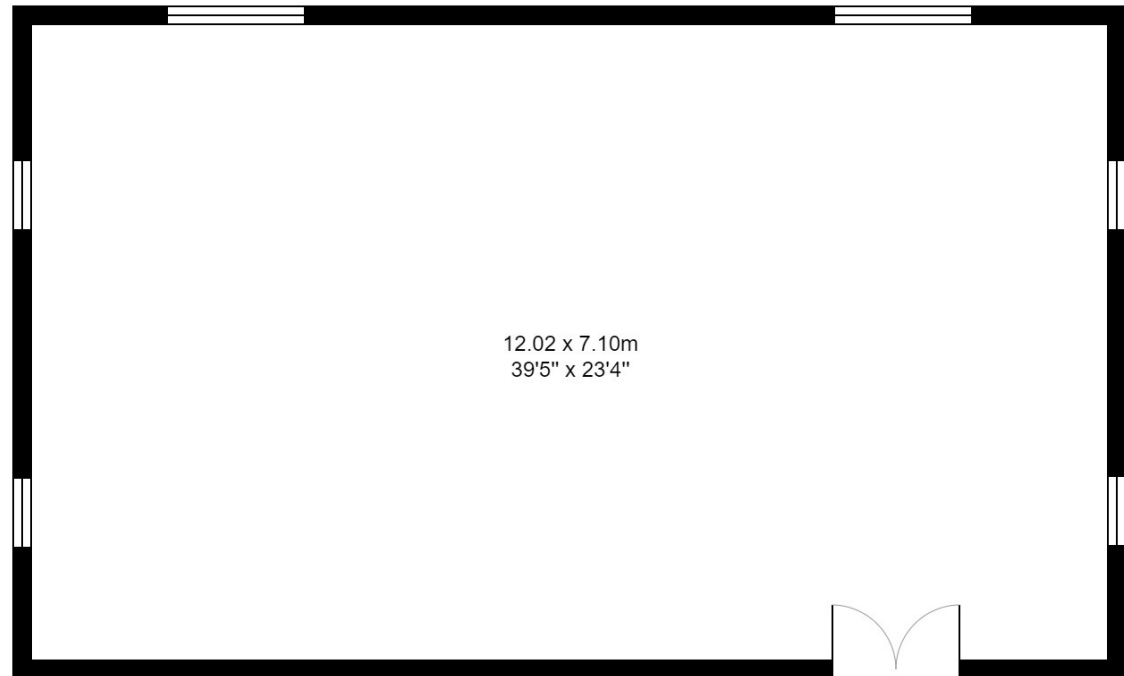
Offices with car parking

Suites 3, 4 & 5, Heronslea House, High Street, Bushey, WD23 3HH



ACCOMMODATION

Total 924 sq ft 85.8 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

- ✓ 4 car parking spaces
- ✓ LED lighting
- ✓ Open plan style with demountable partitioning

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 3,4 & 5 are merged as one modern open plan, self contained unit within a larger three storey office building. There are four car parking spaces allocated to this suite.

TERM

Assignment of existing lease expiring 7th October 2026.

RENT & SERVICE CHARGE

£22,056 per annum exclusive.

Service charge is £3,676 which includes utility bills.

RATES

Rateable value: £17,250. Rates payable 23/24 £8,607. 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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