

UNIT 507

CENTENNIAL PARK, BOREHAMWOOD, WD6 3FG

FOREST
REAL ESTATE

INCORPORATING Smiddy & Co

comms
connect
White Borehamwood, Herts



TO LET

1,521 SQ FT

Grade A ground floor office To Let

Key Features

- Air conditioned throughout
- Fitted meeting room
- 4 car parking spaces
- Fitted window blinds
- 50mm fully accessible raised carpeted floor
- Fitted kitchen
- Remote monitored external CCTV security

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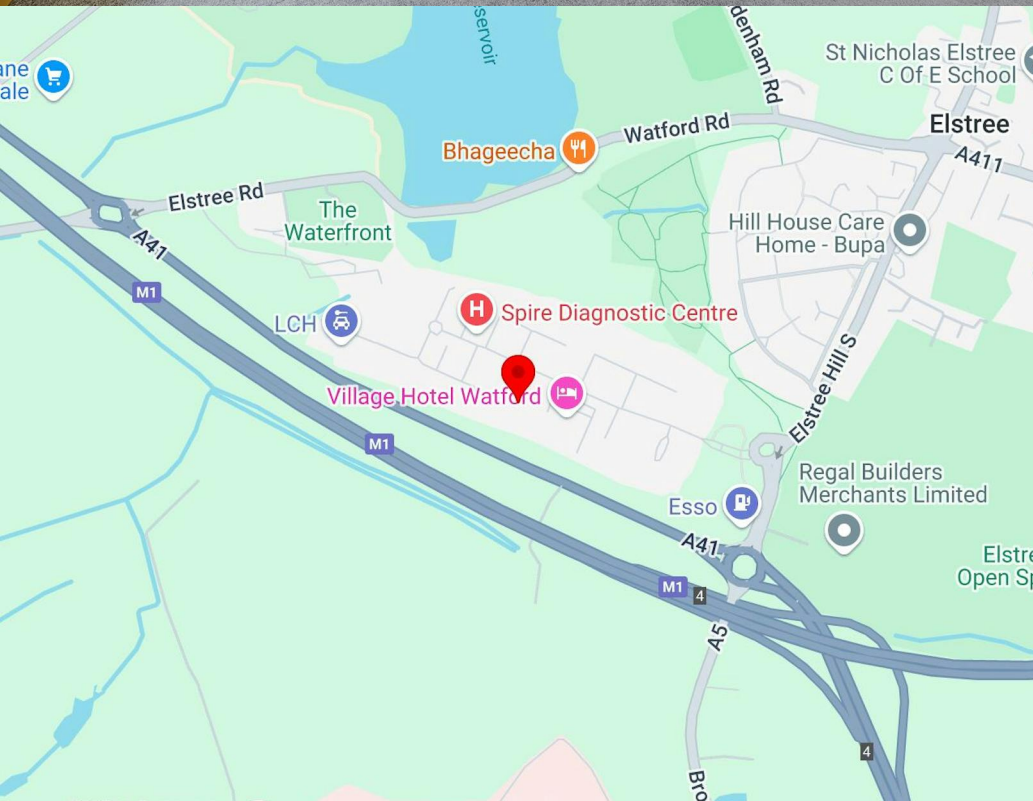


Description

Grade A, air-conditioned office amounting to 1,521 sq ft net located on the ground floor of a two-storey semi-detached building. The accommodation is well laid out mainly to open plan, but with the added benefit of a private office / meeting room and a fitted kitchen. Situated in a modern office development and protected with 24/7 remote monitored external CCTV security.

Location

Located on one of the most significant and landscaped Business Parks within the north-west sector of the M25 Motorway (J's 20 & 21 approx. 3 miles to the north) and strategically situated just off the M1 (J4). Borehamwood, Watford, Edgware and Stanmore are all within easy reach, connected by regular bus services, where mainline (Thameslink and West Coast Main Lines) railway and Underground (Jubilee Line) services are available.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,521	141.31	Available
Total	1,521	141.31	
Lease	New Lease		
Rent	£35,000 per annum		
Rates	£10.09 per sq ft		
Service Charge	£2.44 per sq ft		
VAT	Applicable		
EPC	B (49)		

Contact

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