



## Self Contained 2 Storey Offices

### Unit 9 Delta Court

Manor Way, Borehamwood, WD6 1FJ

Office

# TO LET

**1,246 to 2,560 sq ft**

(115.76 to 237.83 sq m)

- Air conditioning
- On site parking
- Kitchenette
- Perimeter trunking
- Carpeted throughout
- WC facilities
- Available floor by floor

# Unit 9 Delta Court, Manor Way, Borehamwood, WD6 1FJ

## Summary

<b>Available Size</b>	1,246 to 2,560 sq ft
<b>Rent</b>	£64,000.00 per annum
<b>Rates Payable</b>	£30,030 per annum Based on 2023 rating. Rates payable 2024/25
<b>Rateable Value</b>	£55,000
<b>Service Charge</b>	TBC
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the ground and 1st floors of this two storey modern office building, with the following floor area:

Name	sq ft	sq m	Availability
1st - Office	1,314	122.07	Available
Ground - Offices	1,246	115.76	Available
<b>Total</b>	<b>2,560</b>	<b>237.83</b>	

## Description

Delta Court is a modern development comprising 10 self contained office buildings. Unit 10 is one half of a semi detached building and benefits its own kitchenette, air conditioning, 6 on site parking spaces and male and female WC facilities.

## Location

Delta Court is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

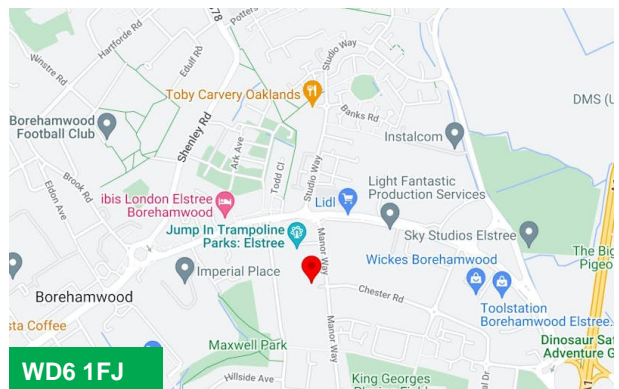
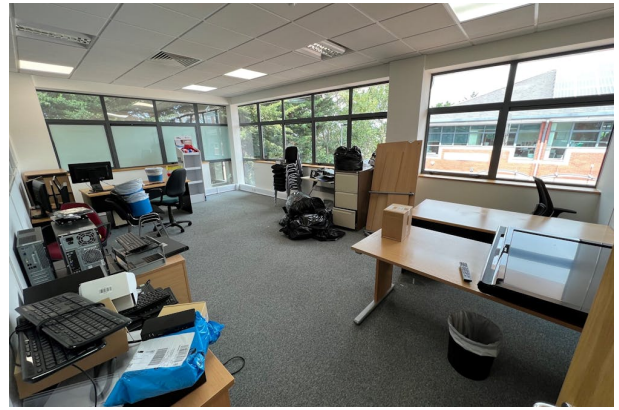
Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.

## Terms

The property is available as a single self contained building or in individual floors by way of a new full repairing and insuring lease for a term to be agreed with the ingoing party.

## Viewings

Strictly by appointment with the sole agents.



## Viewing & Further Information

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