

Penta Court

Station Road, Borehamwood

To Let

High Specification Small Office Suites (1 – 6 person each)

- Allocated parking
- All-inclusive rent. No VAT.
- Opposite Borehamwood and Elstree Station
- High quality fit out
- Next to Town centre amenities
- Existing access to A1(M) / M25



Penta Court, Station Road Borehamwood, Herts WD6 1SL

LOCATION

Borehamwood is a high-profile commercial location occupying a strategic position adjoining the A1(M) 2 miles south of its intersection with the M25 at South Mimms (Junction 23). The A1(M) also provides direct access into central London and the North Circular Road.

Borehamwood/Elstree Thames Link station is immediately opposite the property and provides extremely efficient service to Kings Cross / St Pancras, Luton, Bedford or Brighton via Gatwick and thus gives easy access to 3 London airports.

DESCRIPTION

There are a number of suites available in this development. See overleaf.

Features include:

- Air conditioning units
- Recessed category II lighting
- Suspended ceiling
- Gas radiator central heating
- Perimeter trunking
- Kitchenette
- Security controlled access

LEASE

The offices are available to let on a new flexible lease for a term to be agreed.

OCCUPATION

On a fast track basis.

AVAILABILITY

See schedule next page.

INSPECTION

For further information please email Clay Davies (c.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: TBC

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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BUILDING	UNIT	SIZE SQ FT	RENT	STATUS
3 Penta Court	Office 3	162	£1,200 per month	Available
4 Penta Court	Office 6	227	£1,135 per month	Available
4 Penta Court	Office 7	116	£625 per month	Available
3 Penta Court	Office 1	82	£675 per month	Available
3 Penta Court	Office 5	153	£900 per month	Available
3 Penta Court	Office 6	156	£1,000 per month	Available

Example Space:

