

2A, Swaker Yard Borehamwood WD6 1AA

Next to Borehamwood Station

To Let

Exceptional Brand New Self Contained Offices

730 Sq Ft (NET)

- Excellent Location
- New Building
- Very High Specification



2A, Swaker Yard, Borehamwood, WD6 1AA

BOREHAMWOOD

Borehamwood is a strong commercial location occupying a strategic location adjoining the A1 two miles south of its intersection with the M25 at South Mimms (junction 23). In addition to the M25 it also offers a direct access to London and the North Circular Road.

Borehamwood and Elstree Station is a short distance from the property and provides an extremely efficient service to London and is on the Thames Link to Gatwick and Brighton.

Borehamwood has developed strongly as an office centre with a series of major headquarters facilities at Elstree Way and a cluster of buildings around the station area of which this development is part.

The town is a global center for the film industry with Elstree Studios within walking distance.

DESCRIPTION

Part of a brand new office and residential development located right next to Borehamwood railway station.

The office is entirely self-contained with its own separate entrance and lift access. The property has been constructed in a elevated position giving a excellent light and airy feel within the space as well as the other benefits of being on the first floor level.

The property has been constructed to an extremely high specification with LED lights, lift and air conditioning throughout. There are WC facilities withing the space.

The specification provides:

- Exposed ceiling details
- Air conditioning
- LED lighting
- New decorations
- Excellent location adjoining Borehamwood station.
- Next to Sainsburys convenience store.
- Entirely self-contained and very secure.
- WC facilitates within the self-contained space.
- Fully DDA compliant passenger lift.

CAR PARKING

There is no parking with the property however off site parking can be provided by separate negotiation.

TERMS

£29,200 + VAT

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance. Details on request.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). The property is yet to be separately assessed.

AVAILABILITY

Immediately subject to completion of legal formalities.

INSPECTION

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

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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-ediction.

Energy Performance Certificate: A

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.