

Reduced Price and Rent!



Commercial Property Advisers
Chartered Surveyors

FOR SALE OR NEW LEASE(S)

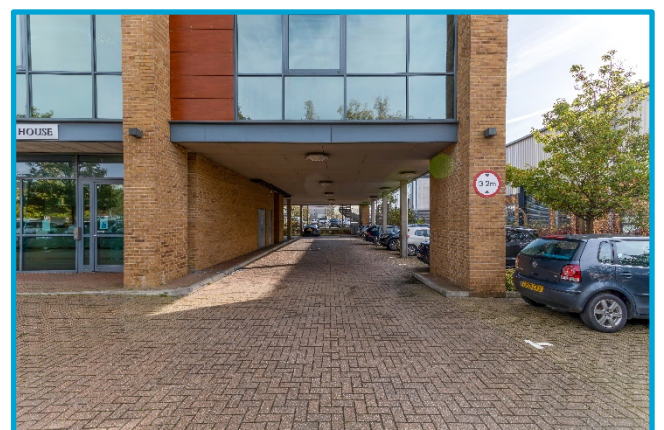
4,215 - 8,898 SQ FT

E USE CLASS

24 DESIGNATED CAR PARKING SPACES (1:370 Sq Ft)

LOCATED HALF A MILE FROM THE A1

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TO VIEW
VIDEO TOUR**



5 OAKS COURT, WARWICK ROAD, BOREHAMWOOD, WD6 1GS





Location

Oaks Court fronts Warwick Road just half a mile from the A1. Borehamwood town centre and Thameslink Station are approximately 1 mile to the west, with regular services to Central London including West Hampstead, Kings Cross, Farringdon and other Hertfordshire commuter towns. M&S is within a short walk together with Hilton, Travelodge and Premier Inn Hotels. Sky Studios' brand new 30 acre film production facility is 200m away.

Description

A modern, high-quality office building constructed c2005. Arranged over three floors with the ground floor providing a reception facility and disabled WC, together with passenger lift access to the two main office floors above. Each of the upper floors is arranged with flexible cellular and open plan areas with windows on three elevations there is an abundance of natural light on both upper floors. WC's are provided on each floor along with a kitchen/break out area.

Features Include

- ✓ EPC Rating C
- ✓ 24 Spaces In a Secure Car Park (1:370 sq ft)
- ✓ Air-Conditioning and Raised Floors
- ✓ High Quality, Demountable Partitioning
- ✓ Passenger Lift
- ✓ Half a Mile From The A1
- ✓ 2.7m Floor to Ceiling Height On The Office Floors
- ✓ Good Natural Light Throughout
- ✓ WC's On Each Floor
- ✓ Reception and DDA Compliant WC On Ground Floor

Accommodation

| Floor | Sq Ft | Sq M |
|-------------------------|--------------|---------------|
| Ground | 466 | 43.29 |
| First | 4,217 | 391.77 |
| Second | 4,215 | 391.59 |
| Total Floor Area | 8,898 | 826.65 |



Terms

A virtual freehold is for sale at a quoted price of £2,250,000. The virtual freehold comprises a long leasehold interest for a term of 999 years from April 2006 having some 981 years unexpired at a fixed ground rent of £1.00 per annum. Alternatively, a new lease(s) is available by arrangement direct from the Landlord at a quoted rent of £19.00 per square feet. The building can be let as a whole or on a floor by floor basis.

Rates Payable

Estimated at £11.16 per sq ft. Prospective purchasers are advised to verify the rates payable with the Local Authority.

Estate Charge and EPC

£13,785 per annum - Service Charge Budget from 25th June 2023. The property has an EPC 'C' Rating.

VAT

The property is elected to tax for VAT.

Further Information & Viewings (via Sole Agents)

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