

## TO LET – MODERN FIRST FLOOR OFFICE



### 2 Oaks Court, Warwick Road, Borehamwood, WD6 1GS

2,351 SqFt (218.41 SqM)

£47,050 per annum exclusive

- Modern first floor offices
- Within ¼ mile of A1
- To be refurbished
- Fully air conditioned & full access raised flooring with inset data cabling
- 6 allocated parking spaces giving a ratio of 1:391 sq. ft

### Location:

Situated within Oaks Court, and attractive development of five similar units fronting onto Warwick Road within Borehamwood. There are excellent communication road links with the A1(M) within approximately 0.25 miles and the town centre and Thameslink railway station (St Pancras 15 minutes) being approximately 1 mile away.

### Description:

Comprises the entire first floor within this modern three storey office building. The offices are to be comprehensively refurbished when the current occupier vacates and will be provided in open plan layout with new kitchen from April 2024.

The offices benefit from full access raised floors with inset power and data cabling, fibre leased line connection, suspended ceilings with inset LED lighting, and air conditioning. There is in addition door entry, security and fire alarms systems and 6 allocated parking spaces with a ratio of 1:391 sq. ft.

### Terms:

Available on a new FRI lease for a term to be agreed at an annual rent of £47,050 exclusive.

### VAT:

We have been advised that the property has been elected for VAT and therefore, is payable on the rent.

### Service Charge:

There is a contribution towards the repair and maintenance of the external and common parts of the building. Further information available upon request.

### Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. Ft	Sq. M
First Floor Office	2,351	218.41
<b>Total</b>	<b>2,351</b>	<b>218.41</b>

Areas quoted are approximate and should not be held as 100% accurate.

### Business Rates:

From enquiries we understand that from April 2023 the offices have a rateable value of £53,000 with rates payable in the order of £27,136 per annum. Interested parties are advised to contact the relevant Local Authority.

### EPC:

C-72

### Viewings:

For viewings and further information please contact:

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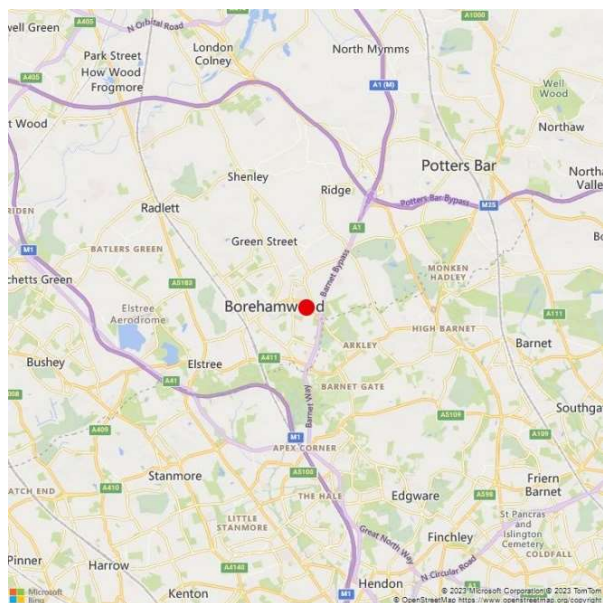
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