

Modern Offices
Various floor sizes available
1,646 sq ft - 6,069 sq ft

**AITCHISON
RAFFETY**



Care House - Chester Road - Borehamwood - WD6 1LP

To Let

- Primarily open plan offices
- Variety of floor sizes available
- Close to A1 (1/2 mile)
- Kitchen
- Intruder Alarm
- Entryphone
- Allocated parking



INVESTORS IN PEOPLE



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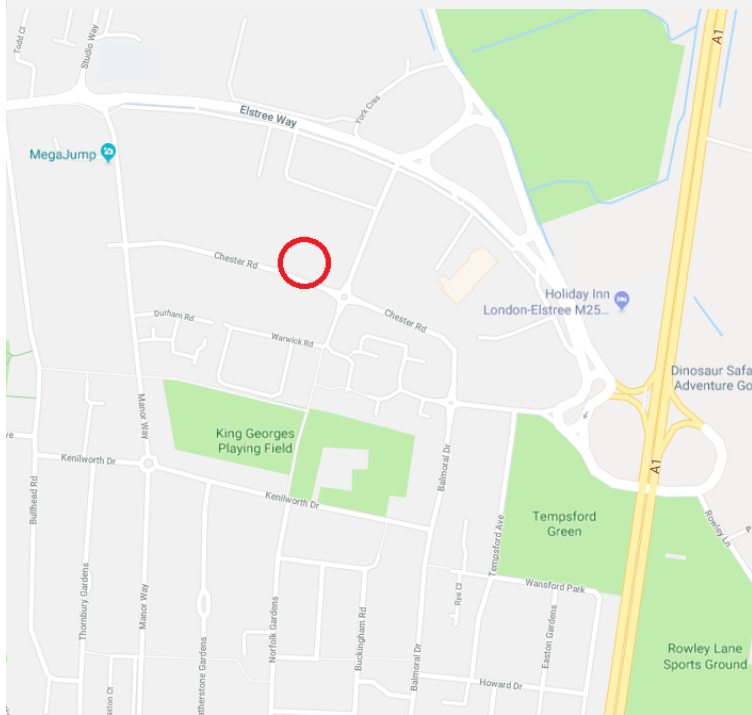
Description

Four floors of offices within a modern multi-use building fronting Chester Road. The offices are in excellent condition and ready to be occupied, providing suspended ceilings, CAT II lighting, private kitchens and shared WCs. There is allocated parking.

Location

The offices are located on Chester Road, close to its junction with Warwick Road. The premises benefit from excellent communication links.

- A1 0.5 mile
- M25 J 23 3 miles
- Central London 11 miles
- Town centre 0.5 mile
- Train Station 1.3 miles



Accommodation

The premises provide the following floor areas.

Ground floor	1,646 sq ft
First	1,735 sq ft
Second	2,167 sq ft
Third	2,167 sq ft

Rent

Ground floor	£28,000 per annum
First	£29,500 per annum
Second	£34,000 per annum
Third	£34,000 per annum

Quoted rents are exclusive.

Terms

The offices are offered to let either by floor or contiguous floors by way of a new lease for a term to be agreed.

Business Rates

Information available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted will be subject to VAT.

Viewings

Strictly by appointment with the sole agent.

Aitchison Raffety

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EPC - Awaiting report

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