

High Quality Office
With Parking and Air Conditioning
1,200 - 2,340 sq ft

AITCHISON
RAFFETY



2 Stirling Courtyard - Stirling Way Borehamwood - WD6 2BT

To Let

- Modern office
- High quality fit-out
- Air-conditioning
- Up to 6 parking spaces
- 120 metres from A1
- 3 miles from M25



RICS



INVESTORS IN PEOPLE



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2 Stirling Courtyard Stirling Way Borehamwood Hertfordshire WD6 2BT



Description

The premises comprise a modern, well fitted, two-storey office building with air-conditioning, suspended ceilings, inset lighting and carpeting throughout. The ground floor provides an open plan office with a disabled WC. The first floor comprises an open plan office with a kitchen and WC.

Three parking spaces are allocated to the first floor and six spaces are allocated to the whole building.

Location

The Stirling Court development occupies a prominent position on Stirling Way, fronting the A1, and benefits from excellent communications.

A1 120 metres
M25 (j23) 3 miles
Central London 10 miles

Borehamwood & Elstree Rail station provides a fast regular service to London (St Pancras) and beyond.

Accommodation

The property provides the following approximate floor areas.

	SQ FT	SQ. M.
First	1,200	114.48
Whole	2,340	217.39

Rent

First Floor	£22,000 pa exclusive
Whole building	£48,000 pa exclusive

Terms

Either the first floor or the whole building is available to let by way of a new effectively FRI lease for a term to be agreed.

Business Rates

Rateable Value for the whole building - £36,500 / Rates Payable £17,666 (2018/19).

Legal Costs

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

VAT

The premises are elected for VAT.

Energy Performance Rating

Band C - 62

Viewings

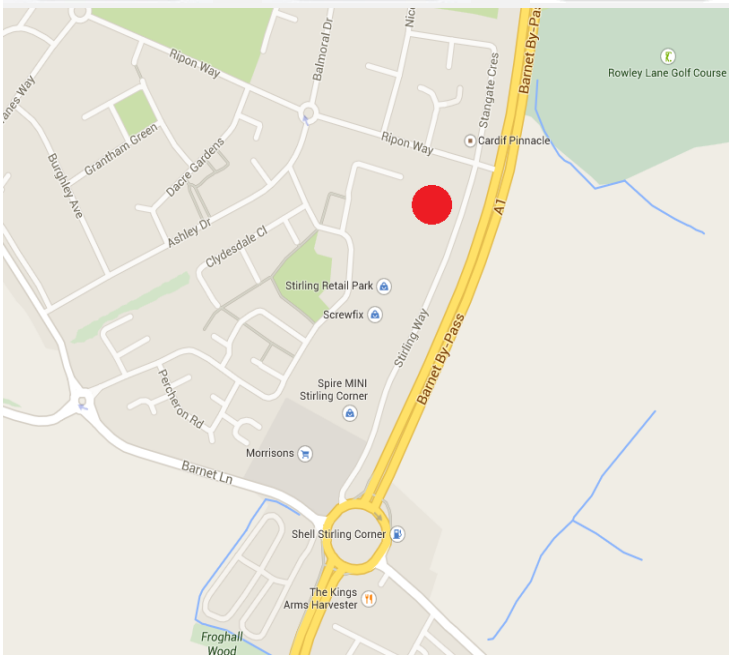
Strictly by appointment with the sole agent

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