

Property Particulars



Commercial Property Consultants

SELF CONTAINED OFFICES WITH GATED PARKING - TO LET

BORDERLAKE HOUSE, RIVERSIDE INDUSTRIAL ESTATE, LONDON COLNEY, AL2 1DT

APPROXIMATELY 2,180 SQ FT / 202.53 SQ M



Ground Floor

Location

The premises are situated just off High Street, London Colney, less than one mile from Junction 22 of the M25. The M1 and A1 (M) in turn are both within a few miles drive.

Description

Comprises an entirely self-contained two storey office building providing predominantly open plan accommodation on each floor. The offices benefit from excellent natural light, gas central heating, door entry, fire and security systems, suspended ceilings with inset cat II lighting, skirting trunking with inset cat v cabling, kitchenette and male and female WCs.

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

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Amenities

- Self-contained office building
- Gas central heating
- Suspended ceilings with Cat II Lighting
- Skirting trunking with inset Cat V cabling
- Door entry system
- 12 car parking spaces in gated car park

Accommodation (Approximate Net Internal Areas)

Ground Floor	1,077 sq ft (100.05 sq m)
First Floor	1,103 sq ft (102.47 sq m)
Total	2,180 sq ft (202.53 sq m)

Lease

The premises are available by way of new FRI lease for a term to be agreed.

Rent

£54,000 per annum exclusive

Rates

Rateable Value	Rates Payable 2018/2019
£28,000	£13,000

VAT

We understand that VAT is not payable on the rent.

Viewing

By appointment only please with joint Landlord's Agents: -

Perry Holt & Co
Joel Lobatto
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E: jl@perryholt.co.uk

Aitchison Raffety
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EPC Ordered

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