

Modern two storey business unit
High spec storage and offices
Approx. 4,025 sq ft

**AITCHISON
RAFFETY**



6 Devonshire Business Park
Chester Road, Borehamwood, WD6 1NA

To Let

- Modern high spec business unit
- Ground floor warehouse with clear height of 3.7m
- Offices to first floor with air conditioning
- Attractive glazed partitioning to offices
- Door entry and alarm systems
- Close to A1(m)
- 6 allocated parking spaces



INVESTORS IN PEOPLE



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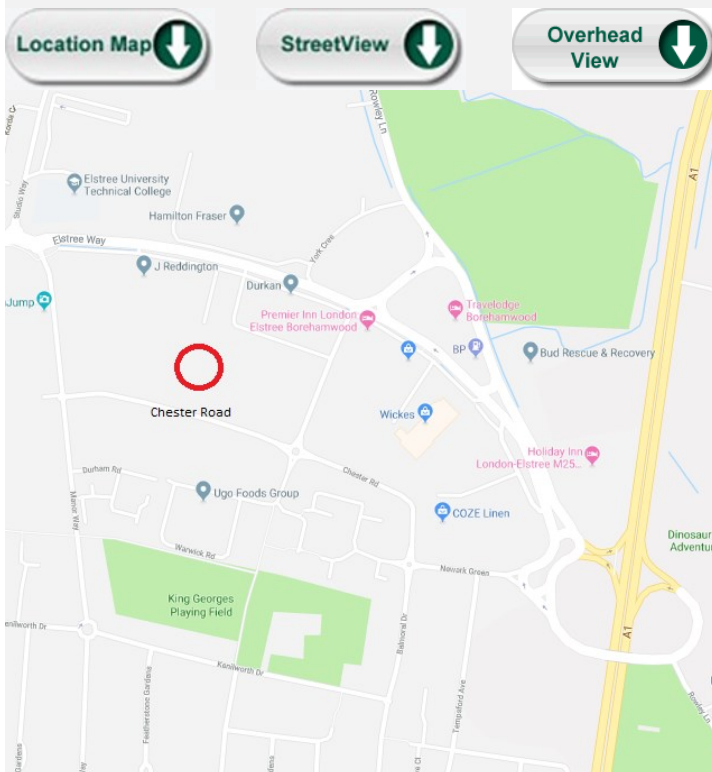
Description

The premises comprise a modern two storey business unit, providing fully fitted offices with glazed partitioning at first floor and storage to the ground floor. The ground floor storage area has a floor to ceiling height of 3.7m and is accessed via an electric loading door.

There are 6 allocated parking spaces.

Location

Devonshire Business Park is located on Chester Road, approximately midway between Manor Way and Warwick Road. The property has excellent communication links with access to the A1(M) approximately 1/2 mile to the east, providing direct access to the M25 to the north and London to the south. Borehamwood town centre is approximately half a mile to the west.



Floor Area

The approximate gross internal floor areas are as follows:

| | | |
|--------------|-----------------------------|-------------------------------|
| GF Storage | 2,017 ft ² | (187.41 m ²) |
| 1F Offices | 2,008 ft ² | (186.51 m ²) |
| Total | 4,025 ft² | (373.92 m²) |

Rent / Terms

£60,000 per annum exclusive. Available to rent by way of a new lease for a term to be agreed.

Business Rates

From information contained on the Valuation Office website the rateable value is £39,750 with rates payable of £19,517 for 2019/20 .

Service Charge

There is an estate service charge, which is currently £508.75 per quarter.

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 via the sole agents.

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EPC - 89 (Band D)

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