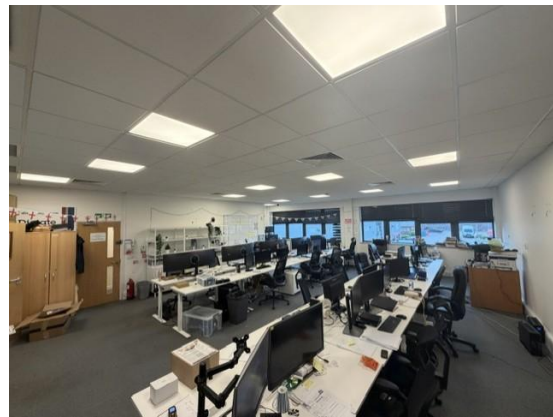


Draft Particulars Only

***FREEHOLD OFFICE INVESTMENT
FOR SALE***

**2 DELTA COURT
MANOR WAY
BOREHAMWOOD
WD6**



Location

Delta Court is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

Elstree & Borehamwood station is approx. 0.6 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International.

Description

Currently arranged as two separate offices over ground and first floors, approx. 2,250sqft overall. Each office benefits from air conditioning, kitchenettes and communal male and female WC's together with a total of 8 allocated parking spaces split between both offices.

Ground floor – Approx 1,105 sqft (103sqm).Currently Let to Nucleus Audio Visual on a 5 year lease from 2022, expiring in 2027 at a passing rent of £22,500pa including 4 parking spaces. The tenants have indicated they would like to renew their lease.

First floor – Approx 1,150sqft (107sqm), offered with vacant possession currently arranged as large open office with two private glass fronted offices and kitchen/breakout area. Four allocated parking spaces.

An early viewing is strongly advised.

Terms

Price: £950,000 Subject to Contract

VAT: The property is elected for VAT

Tenure: Freehold

Business Rates: For year 2026 and 2027 the rates payable are £26,000pa and £27,000pa respectively. However, all interested parties should make their own enquiries either via Hertsmere Borough Council or via www.voa.gov.uk.

EPC: Ground Floor B Rating (41) valid until 12/09/32
First Floor TBA

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: Strictly by appointment only through owners agents
Grovelands 020 8731 9777 www.grovelands.net

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MISREP/STANDARD/DI/GROVE

Description

The property comprises a spacious and well-presented self-contained two-storey office building, situated within the established Delta Court Business Centre.

The ground floor features a welcoming main entrance, WC facilities, a bright open-plan office area benefiting from triple-aspect windows providing excellent natural light, and a convenient tea station.

The first floor offers additional WC facilities, a large open-plan office space with partitioned areas creating a couple of private offices or meeting rooms, together with a fitted kitchenette.

Location

Delta Court is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.