

**TO LET
OFFICE**



**3 Stirling Court Yard, Stirling Way,
Borehamwood, Hertfordshire,
WD6 2FX**

- 390 sq.ft office with parking
- Flexible lease terms
- New LED lighting / access to EV charging / Smart TV fitted
- Access to 1GB fibre broadband and EV charging at extra cost

LOCATION

The space is located on the outskirts of Borehamwood, adjacent to the A1 junction, and accessible to the M25 (J23) within 2.9 miles. The town centre and train station are within 1.6 miles

DESCRIPTION

The space available comprises a ground floor room in this 2 storey modern office on the outskirts of Borehamwood adjacent to the A1 providing attractive well fitted space.

ACCOMMODATION

A good sized open room with kitchenette

Ground	390 Sq Ft	36.23 Sq M
Total	390 Sq Ft	36.23 Sq M

RATEABLE VALUE

The room should qualify for zero rates subject to conditions





AMENITIES

Air-conditioning, parking, Entryphone, carpets, high quality wall storage units, own kitchenette, Disabled persons WC. Access to EV charging at extra cost.

There is also access to a 1GB broadband line at extra cost.

VAT

VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE

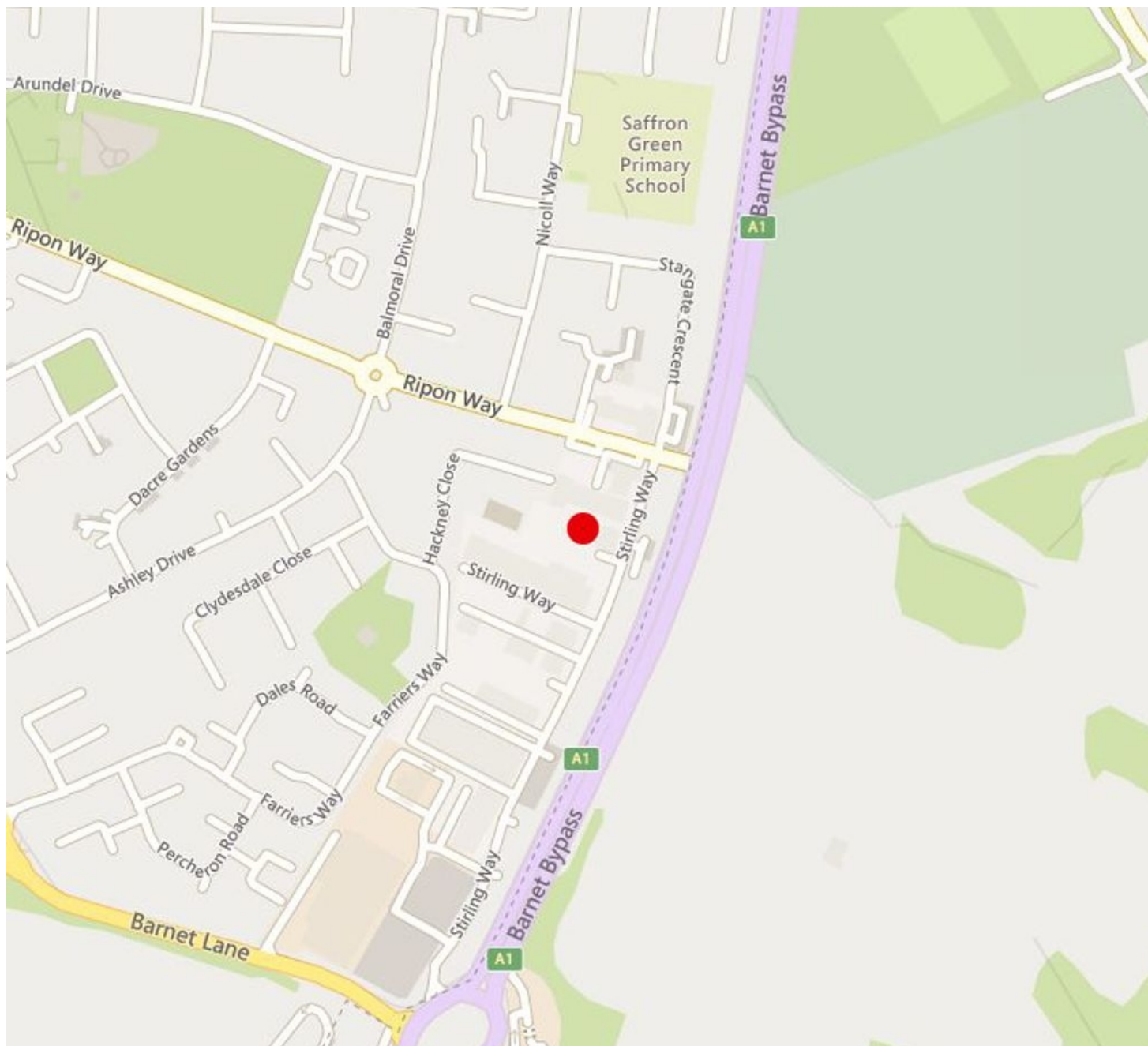
EPC rating 47 - Band B

QUOTING RENT

£1,300 per calendar month

TENURE

A lease is available from 1 year upwards on an all-inclusive basis



To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
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01442 220800

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