

Modern high quality office
With parking and A/C
Approx. 2,650 sq ft

**AITCHISON
RAFFETY**



One Oaks Court - Warwick Road
Borehamwood - WD6 1GS

To Let

- Modern office built in approx. 2005
- Air conditioning and raised floors
- Glazed meeting rooms
- 8 person passenger lift
- 9 allocated parking spaces
- Close to A1(M)



RICS



INVESTORS IN PEOPLE

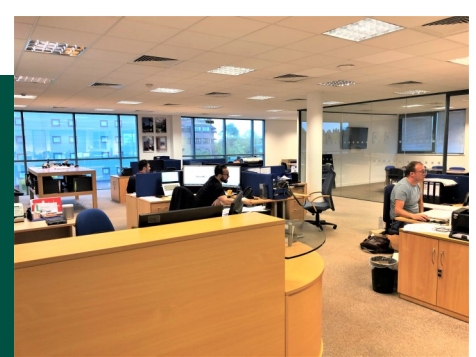


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One Oaks Court
Warwick Road
Borehamwood
Hertfordshire
WD6 1GS



Description

The premises comprise a modern, high quality, second floor office suite within an attractive three storey office building, constructed in around 2005. The property is constructed to a high standard throughout with air conditioning, raised floors and category V cabling. Other benefits include a shower room and eight person passenger lift serving all floors.

Location

The premises are situated within Oaks Court, a development of five similar units fronting onto Warwick Road within Borehamwood. The A1(M) is approximately 0.25 miles away and the Thameslink railway station (St Pancras 15 minutes) is approximately 1 mile away.

Accommodation

Suite	Floor	Area (sq ft)	Parking
1e	2nd	2,650	9 spaces

Rent

£55,000 pa exc

Terms

The office suite is available by way of a new FRI lease for a term to be agreed.

Business Rates

Based on the current rateable value the Business Rates payable should be in the region of £20,033 (£7.56 psf). Interested parties should confirm this information with Hertsmere Borough Council - 020 8207 2277.

Service Charge

A service charge shall apply to cover costs such as electricity, heating and cooling, repairs, maintenance and cleaning of the common internal and external parts of the building and buildings insurance. This is estimated to be in the region of £6.25 psf.

Legal Costs

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

VAT

VAT will apply to the rent.

Viewings

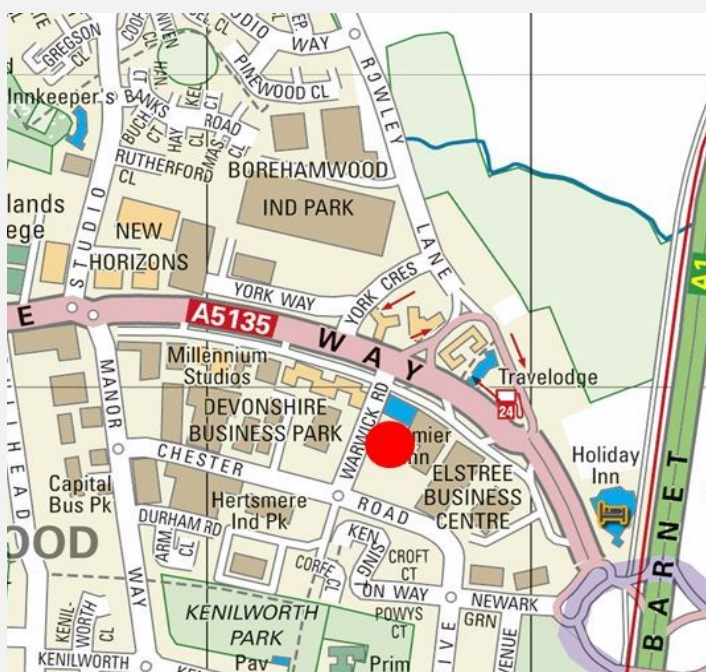
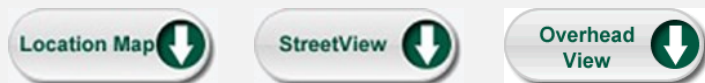
Strictly by appointment with the sole agent

Aitchison Raffety

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EPC - Band D - 87

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