

High Quality Office
With Parking and Air Conditioning
Approx. 1,900 sq ft

**AITCHISON
RAFFETY**



4 Stirling Courtyard - Stirling Way
Borehamwood - WD6 2BT

For Sale / To Let

- Modern office
- High quality fit-out
- Air-conditioning
- 5 parking spaces
- 120 metres from A1
- 3 miles from M25



INVESTORS IN PEOPLE

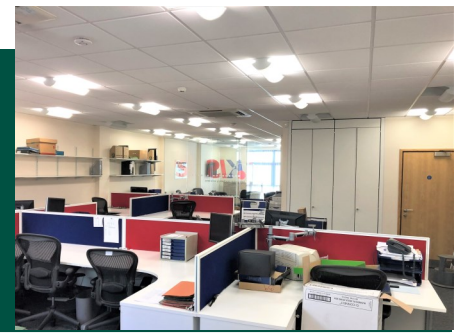


T: 01923 210733

Email: anthony.woodcock@argroup.co.uk www.argroup.co.uk

54 Clarendon Road, Watford, Hertfordshire. WD17 1DU

4 Stirling Courtyard Stirling Way Borehamwood Hertfordshire WD6 2BT



Description

The premises comprise a modern, well fitted, two-storey office building with air-conditioning, suspended ceilings, inset lighting and carpeting throughout. The ground floor provides open plan office space with a disabled WC and shower. The first floor comprises a glass partitioned meeting room, a directors office, a kitchen, two WCs and a shower.

There are 5 allocated parking spaces.

Location

The Stirling Court development occupies a prominent position on Stirling Way, fronting the A1, and benefits from excellent communications.

A1 120 metres
M25 (j23) 3 miles
Central London 10 miles

Borehamwood & Elstree Rail station provides a fast regular service to London (St Pancras) and beyond.

Accommodation

The property provides the following approximate floor areas.

	SQ FT	SQ. M.
Unit 4	1,900	176.52

Price / Rent

Offers in excess of **£675,000 / £42,500** pa (exclusive).

Terms

The premises are available to purchase by way of a 999 year lease from 2015. Long leaseholders within the development benefit from owning a share of the freehold of the estate.

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

Business Rates

To be reassessed.

Legal Costs

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

VAT

The premises are elected for VAT.

Energy Performance Rating

Band C - 62

Viewings

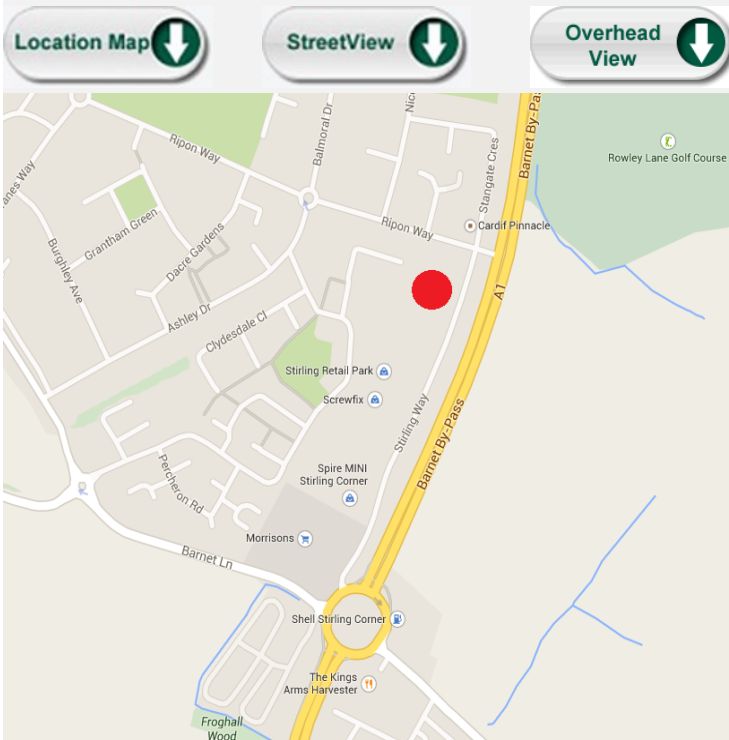
Strictly by appointment with the sole agent

Aitchison Raffety

Anthony Woodcock

01727 843232

anthony.woodcock@argroup.co.uk



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