

Self-Contained Offices with Gated Parking
Approx. 202.53 sq m (2,180 sq ft)

**AITCHISON
RAFFETY**



**Borderlake House, Riverside Industrial Estate
London Colney, AL2 1DT**

To Let

- Self contained office building
- Gas central heating
- Suspended ceilings with Cat II Lighting
- Skirting trunking with inset Cat V cabling
- Door entry system
- 12 car parking spaces in gated car park



RICS



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Borderlake House
Riverside Industrial Estate
Lowbell Lane
London Colney
AL2 1DT

Description

Comprises an entirely self-contained two storey office building providing predominantly open plan accommodation on each floor. The offices benefit from excellent natural light, gas central heating, door entry, fire and security systems, suspended ceilings with inset cat II lighting, skirting trunking with inset cat v cabling, kitchenette and male and female WCs.

Location

The premises are situated just off High Street, London Colney, less than one mile from Junction 22 of the M25. The M1 and A1(M) in turn are both within a few miles drive.

Floor Area

The approximate net internal floor areas are: -

Ground Floor	1,077 sq ft	100.05 sq m
First Floor	1,103 sq ft	102.47 sq m

Total 2,180 sq ft 202.53 sq m

Rent

To rent at £39,500 per annum exclusive.

Terms

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

Business Rates

From enquiries with the Local Authority we are advised that the rateable value is £28,000 pa and rates payable are approximately £13,000 pa.

Energy Performance Rating

Awaited

Legal Costs

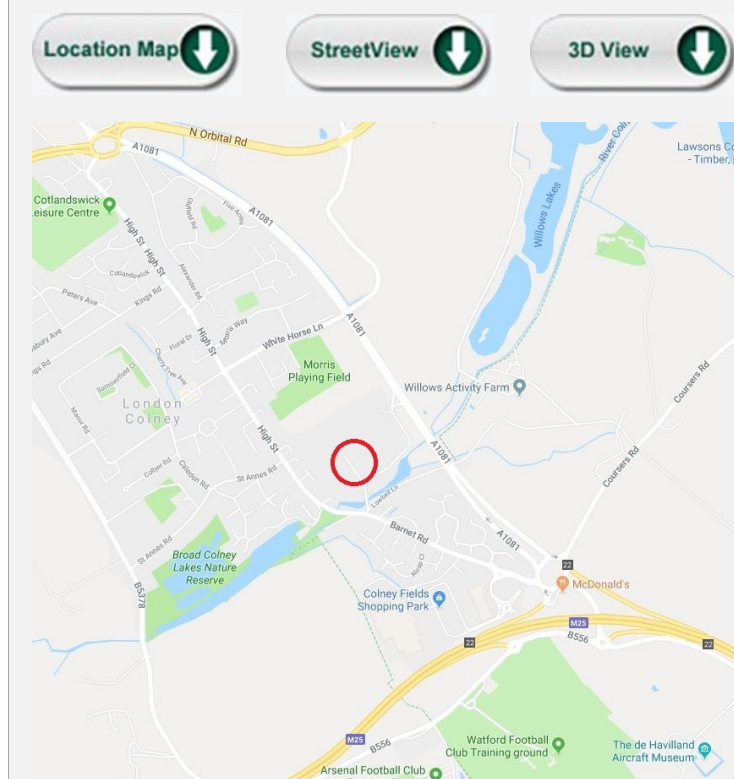
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is not chargeable on this property.

Viewings

Strictly by appointment via the sole agents.



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