

CHARACTER OFFICE BUILDING

FOR SALE / TO LET

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire - WD17 1HZ

01923 210810

www.brasierfreeth.com



2 HERTFORD HOUSE, HUGO GRYN WAY, SHENLEY, WD7 9AB

KEY FEATURES

- Ladies and gent's toilets
- Kitchenette
- Vaulted ceilings with exposed timber trusses
- 10 parking spaces
- Gas fired central heating
- Double glazing
- Partial comfort cooling

ACCOMMODATION

	sq ft	sq m
First Floor Offices	595	55.28
Ground Floor Office	1,379	128.11
Total	1,974	183.39

DESCRIPTION

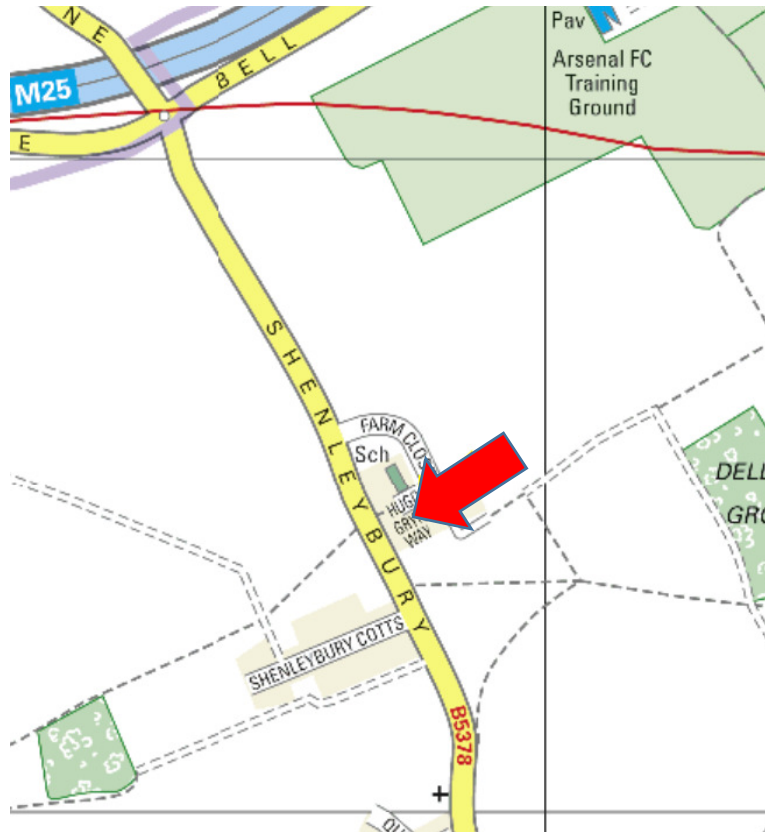
The property was formerly a barn which was sympathetically converted and extensively refurbished some 15 years ago to create a high quality, self-contained office building with traditional finishes.

Internally the building is arranged over ground and first floors, the ground in an open plan fashion, with the first partially galleried. The unit retains many features including attractive exposed beams.

VIEWING | Strictly by appointment through this office with:

Graham Ricketts
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Peter Brown
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LOCATION

The property is situated directly off Shenley Lane (B5378) a short drive from junction 22 of the M25. Radlett, with its wide variety of shopping and eating facilities, together with its main line rail service to St Pancras International, is also within 2 miles of the property.

Furthermore the Colney Fields Shopping Park is close by, where there are numerous national retailers including a Sainsbury's superstore, Marks & Spencer, Boots and Next amongst others.

TENURE

The freehold is offered for sale with full vacant possession upon completion, or alternatively the Landlord will consider granting a new lease for a term by negotiation on a full repairing and insuring basis

PRICE/RENT

Freehold: Offers are invited in the region of £795,000.

Leasehold: £52,500pax.

RATES

The unit is presently part of a combined assessment with the adjacent building and will have to be re-assessed. Interested parties should make enquiries with the Local Rating Authority (Hertsmere Borough Council 020 8207 2277).

EPC RATING

D - 79

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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