

# Attractive Modern Office

1,113 sq ft (103.50 sq m)

**AITCHISON  
RAFFETY**



2 Delta Court - Manor Way - Borehamwood - WD6 1FJ

## To Let

- Open Plan Suite
- Air Conditioning
- Shared Male & Female WCs
- Kitchen
- Intruder Alarm
- Entryphone
- 3 Parking spaces with further parking on street



INVESTORS IN PEOPLE



**Tel: 01923 210733**

**Email: [anthony.woodcock@argroup.co.uk](mailto:anthony.woodcock@argroup.co.uk)**

**[www.argroup.co.uk](http://www.argroup.co.uk)**

54 Clarendon Road, Watford, Hertfordshire WD17 1DU

Ground Floor  
2 Delta Court  
Manor Way  
Borehamwood  
WD6 1FJ



## Accommodation

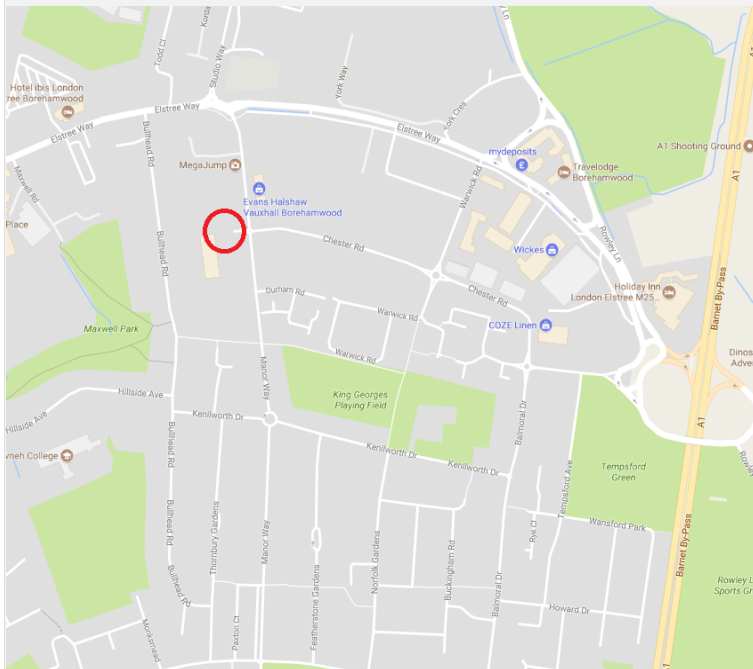
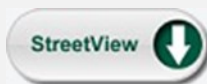
The Premises provide the following floor area.

Ground floor      1,113 sq ft      (103.5 sq m)

## Location

The subject premises are located within Delta Court, which is located on Manor Way at its junction with Chester Road. The premises benefit from excellent communications.

- A1      0.5 mile
- M25 J 23      3 miles
- Central London      11 miles
- Town centre      0.5 mile
- Train Station      1.3 miles



## Rent

£25,500 per annum

## Terms

The property is offered to let on a new lease at terms to be agreed.

## Business Rates

Rateable Value - £18,525

Rates Payable - £8,892

Tenants are advised to verify the business rates with Hertsmere Borough Council (020 8207 2277).

## Energy Performance Rating

Band C - 65

## Legal Costs

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

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment with the sole agent.

## Aitchison Raffety

Anthony Woodcock

01923 210733

anthony.woodcock@argroup.co.uk

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