

OFFICE TO LET



SHENLEY ROAD, BOREHAMWOOD WD6 **1617 SQ FT (150.25 SQ M)**

Location: Situated on the corner of Shenley Road and Grosvenor Road directly above Barclays Bank. Other local traders include Tesco, McDonalds, Dominos, Subway, Natwest which are all within a short walk away.

Description: Comprising a 2nd floor office suite arranged as three different offices, separate meeting room, reception area, roof terrace and WC's. The premises also benefit from air conditioning and 5 parking spaces.

<u>Areas:</u>	Main office	450 sq ft	(41.81 sq m)
	Meeting room	120 sq ft	(11.15 sq m)
	Office	148 sq ft	(13.76 sq m)
	Front office	543 sq ft	(50.45 sq m)
	WC's	142 sq ft	(13.22 sq m)
	Reception	182 sq ft	(16.92 sq m)
	Store	31 sq ft	(2.94 sq m)
	Total	1617 sq ft	(150.25 sq m)

Lease: Available on a new Full Repairing and Insuring Lease at £19,995 pa.

Business Rates: Borough of Hertsmere. Rates payable for 2011/12 are approximately £6,800 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: By Appointment only via
Claridges Commercial – 0845 205 0007

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.