



Office Suites Available On Flexible Terms

Carpenders Park Business Centre

Delta Gain, Carpenders Park, WD19 5BE

Office

TO LET

506 to 578 sq ft

(47.01 to 53.70 sq m)

- Flexible lease terms available
- Refurbished suites
- Adjacent to Carpenders Park Station (connecting with Watford Junction and London Euston)
- Good car parking
- Good local shopping facilities
- Shared kitchen and WC facilities

Carpenders Park Business Centre, Delta Gain, Carpenders Park, WD19 5BE

Summary

Available Size	506 to 578 sq ft
Business Rates	For further information on rate payable from April 2023 please contact Three Rivers council
EPC Rating	C (68)

Description

The Business Centre offers a range of office suites benefiting from comfort cooling and good car parking

Location

Carpenders Park Business Centre is adjacent to Carpenders Park mainline railway station which is only 3 stops from Watford Junction, 2 from Harrow and Wealdstone and one from Bushey on the local service which provides mainline services to London Euston.

Carpenders Park is within approximately 4 miles of Junction 5 of the M1 and 5.5 miles of Junction 19 of the M25 motorway.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Service charge	Availability
Suite - A4	578	53.70	£9,500 /annum	£5,334 /annum	Available
Suite - A9	416	38.65	£6,500 /annum	£4,103 /annum	Available
Suite - A3	570	52.95	£10,000 /annum	£5,622 /annum	Available

Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)

Terms

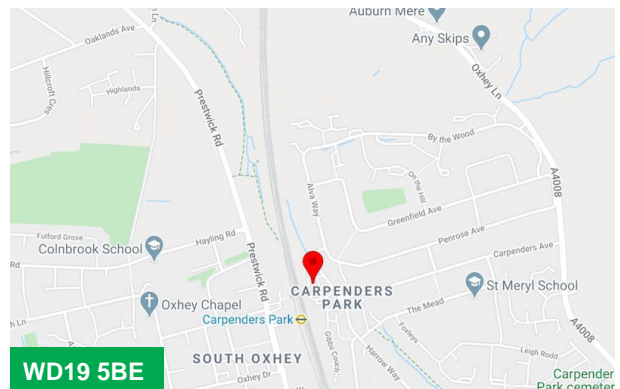
Available on flexible lease terms

Service Charge

The service charge includes electricity, heating, buildings insurance, cost of communal facilities and general running costs of buildings, including office cleaning.

VAT

VAT is charged on the rent and service charges



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH