

**506 Centennial Park, Borehamwood, WD6 3FG**

**3,095 SQ FT**

**Grade A Office To Let**



# Summary

<b>Available Size</b>	3,095 sq ft
<b>Rent</b>	£67,500 per annum exclusive
<b>Rateable Value</b>	£63,000
<b>Rates Payable</b>	£10.42 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£2.27 per sq ft
<b>EPC Rating</b>	B (46)

## Key Features

- Air Conditioned
- 50mm accessible raised carpeted floor
- DDA Compliant
- Fully integrated fitted kitchen
- 10 allocated car parking spaces
- Remote monitored CCTV security

## Description

A well specified air conditioned office located on the ground floor of a two storey detached building.

## Location

Situated in a courtyard setting on the prestigious Centennial Park, a low-density business park renowned for its high-quality landscaped environment.

The Park benefits from excellent transport links to Central London and the north via the A41 and M1 Motorway (Junctions 4 & 5) and thereby to the M25, M40, M4, M11, Heathrow, Gatwick, Stansted and Luton Airports.

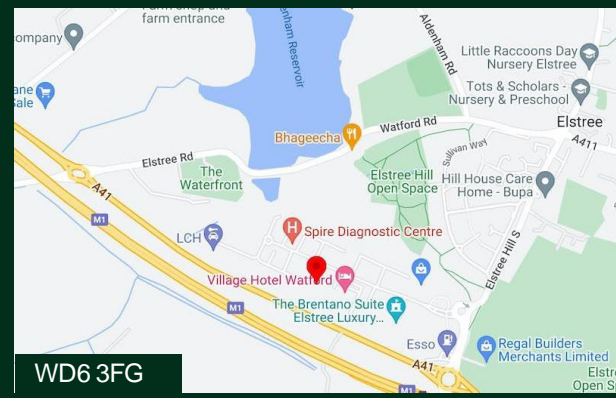
Main line rail services are found at Elstree & Borehamwood (St Pancras / Kings Cross) and Watford Junction (Euston) plus Underground services at Stanmore (Jubilee Line) and Watford (Metropolitan Line).

There are bus services from the park plus the benefit of a De Vere Village 140 bedroom Hotel with a full Health Suite, Swimming Pool, Restaurant and coffee shop.

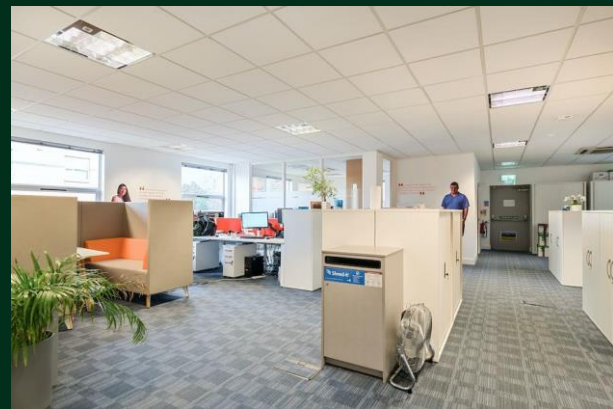
## Terms

**Lease:** To let on a new effective full repairing and insuring lease.

**Rent:** £67,500 per annum exclusive. VAT is payable.



WD6 3FG



## Viewing & Further Information

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