



## SIGNIFICANT PRICE ADJUSTMENT

Office building for sale or to let with 24 car parking spaces. 200m from Sky Studios, 0.5 miles from the A1.

### 5 OAKS COURT

Warwick Road, Borehamwood, WD6 1GS

Office

## TO LET / FOR SALE

**8,899 sq ft**

(826.74 sq m)

- Two large office floors of 4,215 sq ft each with a/c, raised floors and demountable soundproofed partitioning
- Generous parking with 24 spaces in secure car park (ratio: 1:370 sq ft)
- Previously occupied by St James Place Wealth Management
- Passenger lift
- EPC Rating of C
- Ready for new occupier fit out

## Summary

<b>Available Size</b>	8,899 sq ft
<b>Rent</b>	£19.00 per sq ft
<b>Price</b>	£2,250,000.00
<b>Rates Payable</b>	£11.16 per sq ft
<b>Rateable Value</b>	£194,000
<b>Estate Charge</b>	£13,785 per annum Service Charge Budget from 25th June 2023
<b>EPC Rating</b>	C

## Description

A modern, high-quality office building constructed c2005. Arranged over three floors with the ground floor providing a reception facility and disabled WC, together with passenger lift access to the two main office floors above. Each of the upper floors is arranged with flexible cellular and open plan areas. With windows on three elevations there is an abundance of natural light on both upper floors. WC's are provided on each floor along with a kitchen/break out area.

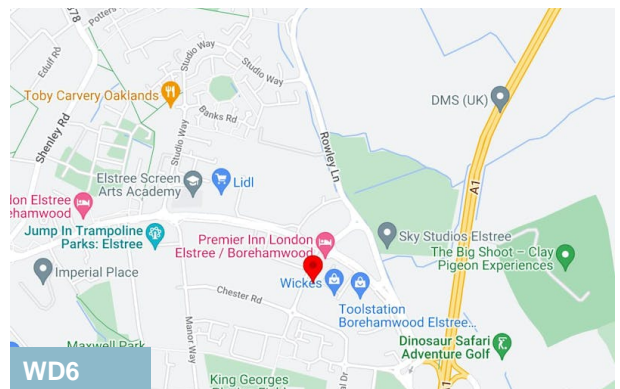
## Location

Oaks Court fronts Warwick Road just half a mile from the A1. Borehamwood town centre and Thameslink Station are approximately 1 mile to the west, with regular services to Central London including West Hampstead, Kings Cross, Farringdon and other Hertfordshire commuter towns. M&S is within a short walk together with Hilton, Travelodge and Premier Inn Hotels. Sky Studios' brand new 30 acre film production facility is 200m away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception and Entrance	466	43.29	Available
1st - Office	4,217	391.77	Available
2nd - Office	4,215	391.59	Available
<b>Total</b>	<b>8,898</b>	<b>826.65</b>	



## Viewing & Further Information



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