



Self Contained Offices

Unit 9 Delta Court

Manor Way, Borehamwood, WD6 1FJ

Office

TO LET

1,314 sq ft

(122.07 sq m)

- Air conditioning
- On site parking
- Kitchenette
- Perimeter trunking
- Carpeted throughout
- Shared WC facilities

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Summary

Available Size	1,314 sq ft
Rent	£32,850.00 per annum
Rates Payable	£13,988 per annum Based on 2023 rating. Rates payable 2024/25
Rateable Value	£28,750
Service Charge	TBC
Estate Charge	TBC
EPC Rating	Upon enquiry

Description

The property forms part of an estate developed c.15 years ago. The suite is located on the 1st floor and benefits from its own kitchenette, air conditioning, 3 on site parking spaces and shared WC facilities.

Location

Delta Park is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.

Accommodation

The accommodation comprises the 1st floor of this two storey modern office building, with the following floor area:

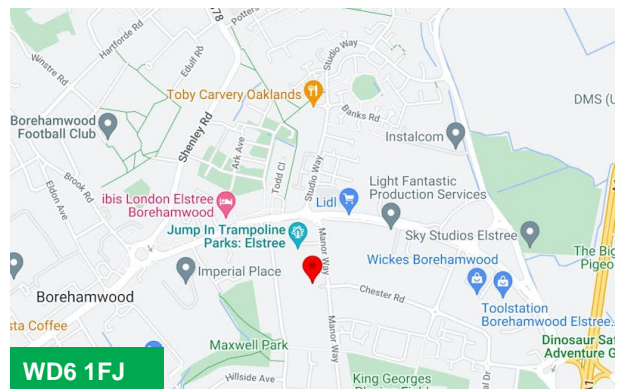
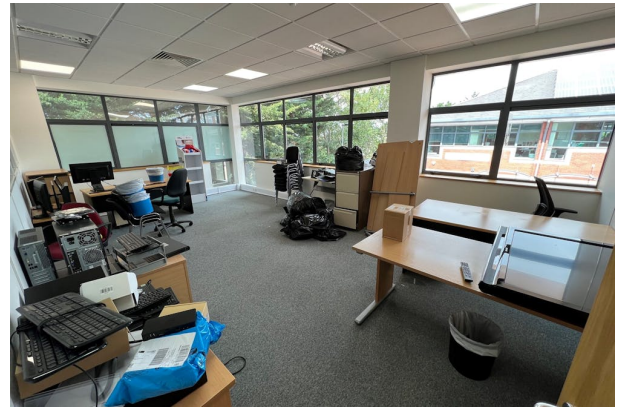
Name	sq ft	sq m	Availability
1st - Office	1,314	122.07	Available
Total	1,314	122.07	

Viewings

Strictly by appointment with the sole agents.

Terms

The suite is available by way of a new full repairing and insuring lease for a term to be agreed with the ingoing party.



Viewing & Further Information

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