



A refurbished open plan office suite on the second floor providing good natural light

## Suite 5 2nd Floor

43 to 45 High Road, Bushey, WD23 1EE

Office

# TO LET

**425 sq ft**

(39.48 sq m)

- All inclusive rent
- Furnished office
- Prominently situated on High Road
- Good accessibility to road and public transport links
- WC and kitchen facilities
- Allocated car parking spaces
- Air conditioned
- Perimeter trunking

# Suite 5 2nd Floor, 43 to 45 High Road, Bushey, WD23 1EE

## Summary

<b>Available Size</b>	425 sq ft
<b>Rent</b>	£14,000.00 per annum Rent is inclusive of service charge and building insurance
<b>Business Rates</b>	The suite should be subject to small rates relief but please call Hertsmeare Council to confirm.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (77)

## Description

The building comprises a refurbished open plan furnished office suite on the second floor providing good natural light. The suite benefits from 2 allocated parking spaces, kitchen facilities, gas fired central heating and air conditioning.

## Location

The property is prominently located on High Road situated above Bushey Heath retail parade.

Access to the underground and over ground are equidistant with Stanmore on the Jubilee line and Bushey Station both within a short distance to the property. The M1 and M25 are conveniently located within a short drive of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Suite 5	425	39.48
<b>Total</b>	<b>425</b>	<b>39.48</b>

## Viewings

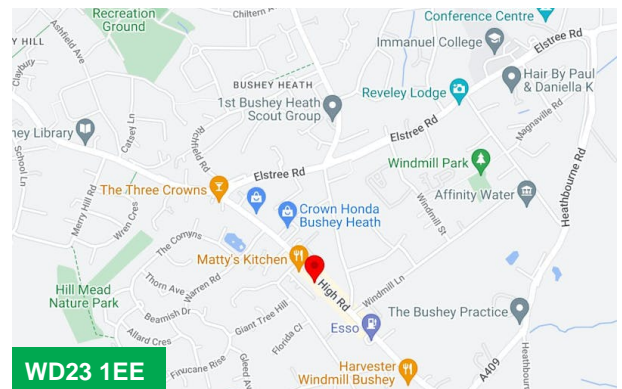
Strictly by appointment.

## Terms

Available on a new lease for a term to be agreed.

## VAT

The property is VAT registered and therefore VAT will be charged on the rent and service charge.



## 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