



## 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

<b>Available Size</b>	506 to 578 sq ft
<b>Business Rates</b>	For further information on rate payable from April 2023 please contact Three Rivers council
<b>EPC Rating</b>	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

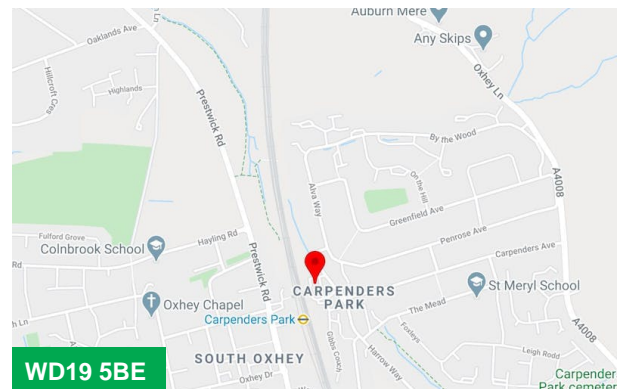
Available on flexible lease terms

## 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

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