TO LET
OFFICE

GRAHAM SIBBALD



8 Beaumont Gate, Shenley Hill, Radlett, Hertfordshire, WD7 7AR

- Eight parking spaces
- Partitioned office & meeting room
- Self contained kitchen
- Within a 4 minute walk of Radlett Station (Thameslink)

LOCATION

The property benefits from a great central location, being within a short walk of Radlett high street and immediately adjacent to Radlett railway station. The station provides direct Thameslink services to London (approximately 25 minutes) and nearby hubs such as St Albans, making the location ideal for commuters and businesses requiring strong transport connectivity.

In addition to rail access, the property is well positioned for road travel, with the M25 (Junctions 21 & 22) and M1 (Junction 5) all within a short drive, further enhancing regional connectivity.



DESCRIPTION

The property comprises a modern multi-let office building, with the available accommodation situated on the first floor. The suite is arranged to provide an open-plan office area, together with a boardroom and separate director meeting room, which are to be let as a whole.

The accommodation benefits from good natural light from multiple aspects, air conditioning, gas-fired central heating and underfloor trunking. There is also a kitchen within the suite, with shared WC facilities.

Externally, the property benefits from eight parking spaces, and access to the building is via a secure front entrance with an entry phone system.

ACCOMMODATION

First Floor Suite	1,313 Sq Ft	121.98 Sq M
Total	1,313 Sq Ft	121.98 Sq M

RATEABLE VALUE

Rates Payable from April 2026 - 2027
First Floor: £13,068 per annum

VAT
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

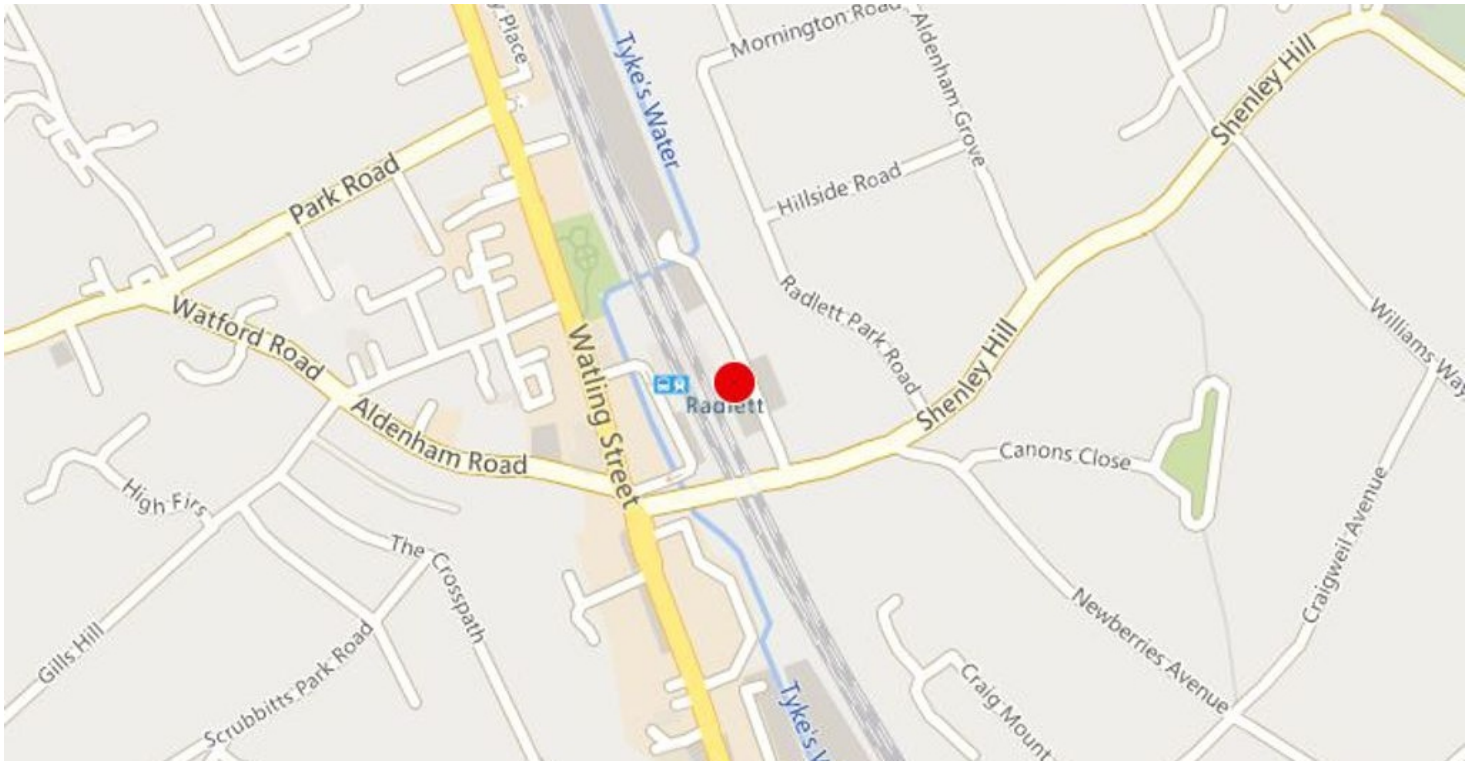
ENERGY PERFORMANCE CERTIFICATE
B (71)

QUOTING RENT
£28,000 Per Annum

TENURE
The property is available by a sub-lease or assignment expiring the 23rd June 2030. A new lease may be available via negotiations.

SERVICE CHARGE
The property is subject to a service charge in respect of the maintenance and upkeep of the external and communal areas. Further details are available upon request. Currently estimated at £1,585 per annum

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



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