

UNIT 9 DELTA COURT

BOREHAMWOOD, WD6 1FJ

FOREST

REAL ESTATE

TO LET / FOR SALE

1,390 TO 2,795 SQ FT

Fully Self-Contained Office Split Over 2 Floors with 6 Parking Spaces

Key Features

- Double Glazed
- End of Terrace
- Fully Self-Contained
- Triple Aspect Windows
- Parking for 6 Cars
- Air Conditioning





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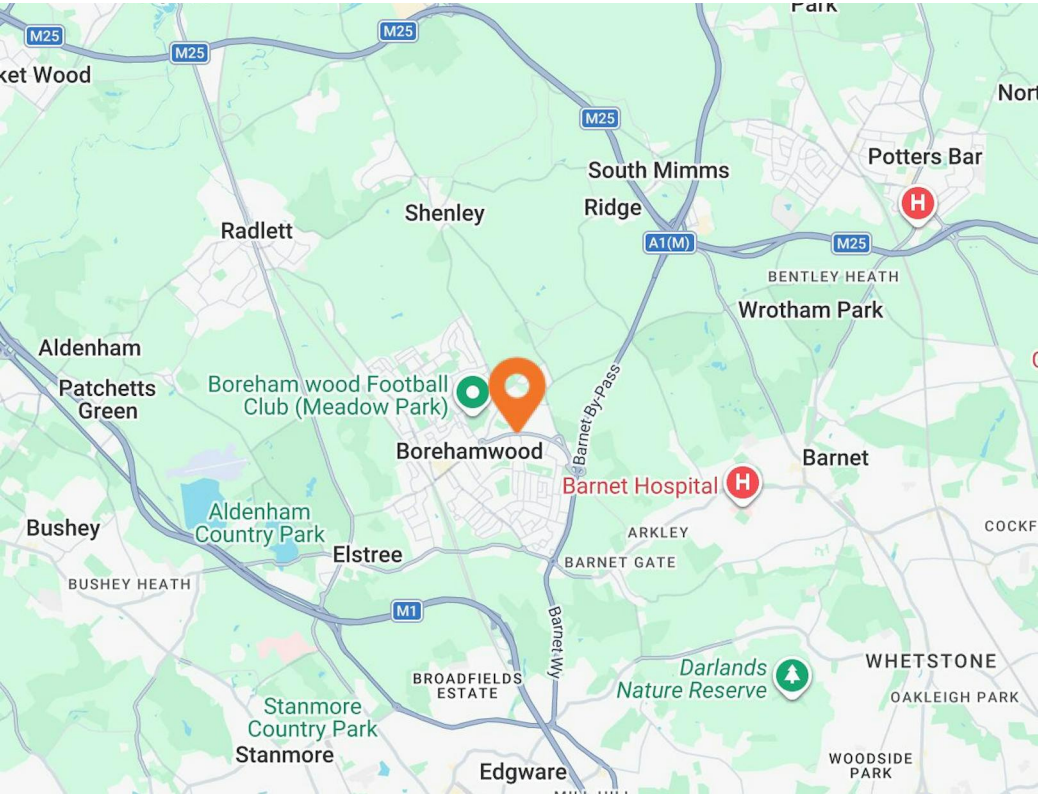


Description

The property comprises a spacious and well-presented self-contained two-storey office building, situated within the established Delta Court Business Centre.

The ground floor features a welcoming main entrance, WC facilities, a bright open-plan office area benefiting from triple-aspect windows providing excellent natural light, and a convenient tea station.

The first floor offers additional WC facilities, a large open-plan office space with partitioned areas creating a couple of private offices or meeting rooms, together with a fitted kitchenette.

Location

Delta Court 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.

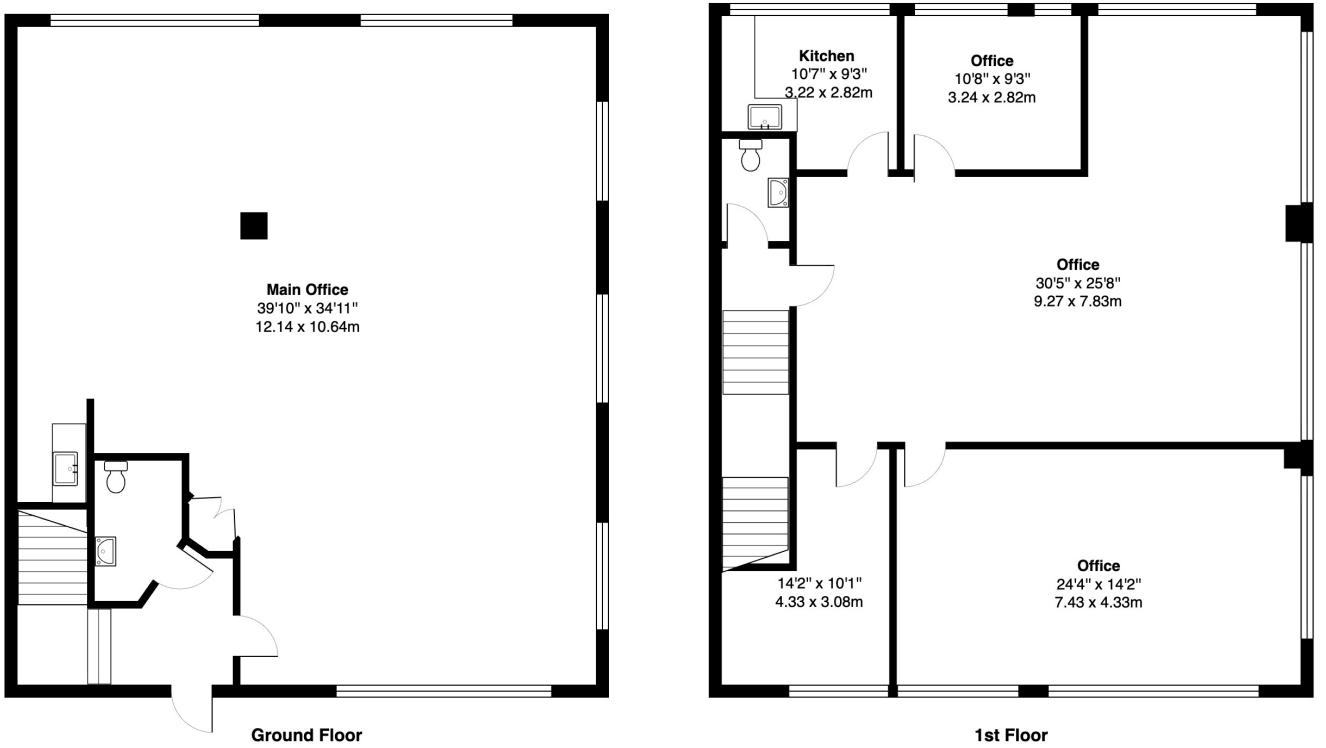
Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.






Plans

9 Delta Court, WD6 1FJ.



Delta Court, WD6

Total Gross Area: 2795 ft² ... 259.7 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	1,390	129.14	£30,000 /annum	Available
1st	1,405	130.53	£30,000 /annum	Available
Total	**2,795**	**259.67**		

Lease	New Lease
Rent	£30,000 - £60,000 per annum
Price	£899,000
Rates	This property has been entered as 2 separate hereditaments on the ground and first floors and may need to be reassessed for business rates. Prospective purchasers should make their own enquiries to Hertsmere Borough Council.
Service Charge	£1.04 per sq ft
VAT	Applicable

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