Stimpsons



Office Suites Available On Flexible Terms

Carpenders Park Business Centre

Delta Gain, Carpenders Park, WD19 5BE

Office

TO LET

125 to 1,679 sq ft

(11.61 to 155.98 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 facilites

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Summary

Available Size	125 to 1,679 sq ft
Business Rates	For further information on rate payable from April 2023 please contact Three Rivers council
Service Charge	N/A
VAT	Applicable. VAT is payable on rent and service charge
EPC Rating	C (68)







Description

The Business Centre offers a range of office suites benefiting from comfort cooling and good car parking.

The suites which are currently available are as follows:

1. Suite A7 – 455 Sq ft
2. Suite F5 – 125 Sq ft
3. Suite A8 – 1,679 Sq ft
4. Suite F4/F7 - 250 sq ft

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 - F5	125	11.61	£1,950 /annum	£1,329 /annum	Available
Suite - Suites F4 and F7	250	23.23	£4,750 /annum	£2,786 /annum	Available
Suite - A9	416	38.65	£7,500 /annum	£4,636 /annum	Available
Suite - A8	1,679	155.98	£27,000 /annum	£18,712 /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

Viewing & Further Information

Harrison Hobbs

01923 604 025 | 07990 052 413

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Stimpsons

01923 252188

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