

UNIT 502 CENTENNIAL PARK
ELSTREE

WD6 3FG

bf.
brasier freeth

GROUND FLOOR AIR-CONDITIONED GRADE A OFFICE

TO LET/FOR SALE | 1,525 SQ.FT (141.67 SQ.M)

UNIT 502
CENTENNIAL PARK
ELSTREE
WD6 3FG

Office Space
TO LET / FOR SALE



KEY DETAILS

- Air-conditioned throughout
- Integrated kitchen
- Data cabling/network installed
- EV charging connection
- 4 car parking spaces
- External remote monitored CCTV "24/7"
- DDA compliant
- LED lighting

DESCRIPTION

The property comprises a purpose built office arranged over two floors, with the available accommodation comprising the entire ground floor. The space is arranged as a principal open plan office with adjoining private offices and meeting rooms, with a kitchen facility.





AMENITIES

Office	Air Conditioning	LED Lighting	Data Cabling/ Network Installed
Kitchen	4 Car Parking Spaces	Motorway Access	Excellent Transport Links

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	141.67	1,525

This floor area is approximate and has been calculated on a net internal basis.

LOCATION

Centennial Park lies between Elstree and Stanmore and comprises a mixed use business park totalling c.750,000 Sq.ft. The Park is particularly popular with technology, communications and healthcare companies and offers a landscaped and well maintained environment. Road communications are excellent with immediate access to Junction 4 of the M1. Further features of the Park include a Village Hotel with a gym and Starbucks together with meeting and conference facilities.

TRANSPORT

- M1 (Junction 6) - 0.6 miles
- Stanmore Station - 2.3 miles
- Bus Stop - Adjacent



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TERMS

The ground floor is offered on a new lease for a term by negotiation. Alternatively, the long lease (c. 980 years remaining) is available for purchase with the benefit of income from the first floor letting

RENT/PRICE

A new lease is available at an initial rent of £30,000pax. Alternatively the long lease is available for purchase, offers are invited in excess of £1,005,000.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £28,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Hertsmere Borough Council - 020 8207 2277.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of B 35. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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