

UNIT 9

DELTA COURT, BOREHAMWOOD, WD6 1FJ

FOREST
REAL ESTATE



MARK VITOW

Yale

greenheat uk

0207 607 0999
www.greenheatuk.com

Keaton Ideal

No
parking

TO LET / FOR SALE

2,795 SQ FT

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

Key Features

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

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Borehamwood, WD6 1FJ





Description

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

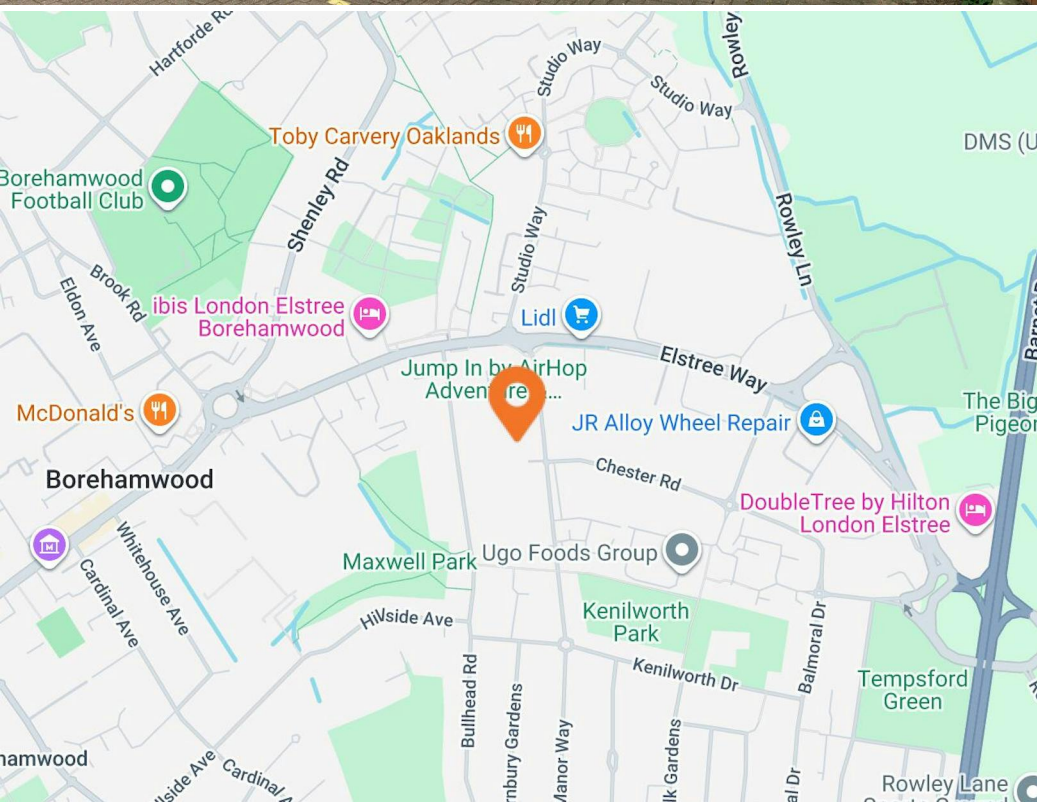
The ground floor features a welcoming main entrance, WC facilities, a bright open-plan office area benefiting from triple-aspect windows providing excellent natural light, and a convenient tea station.

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.

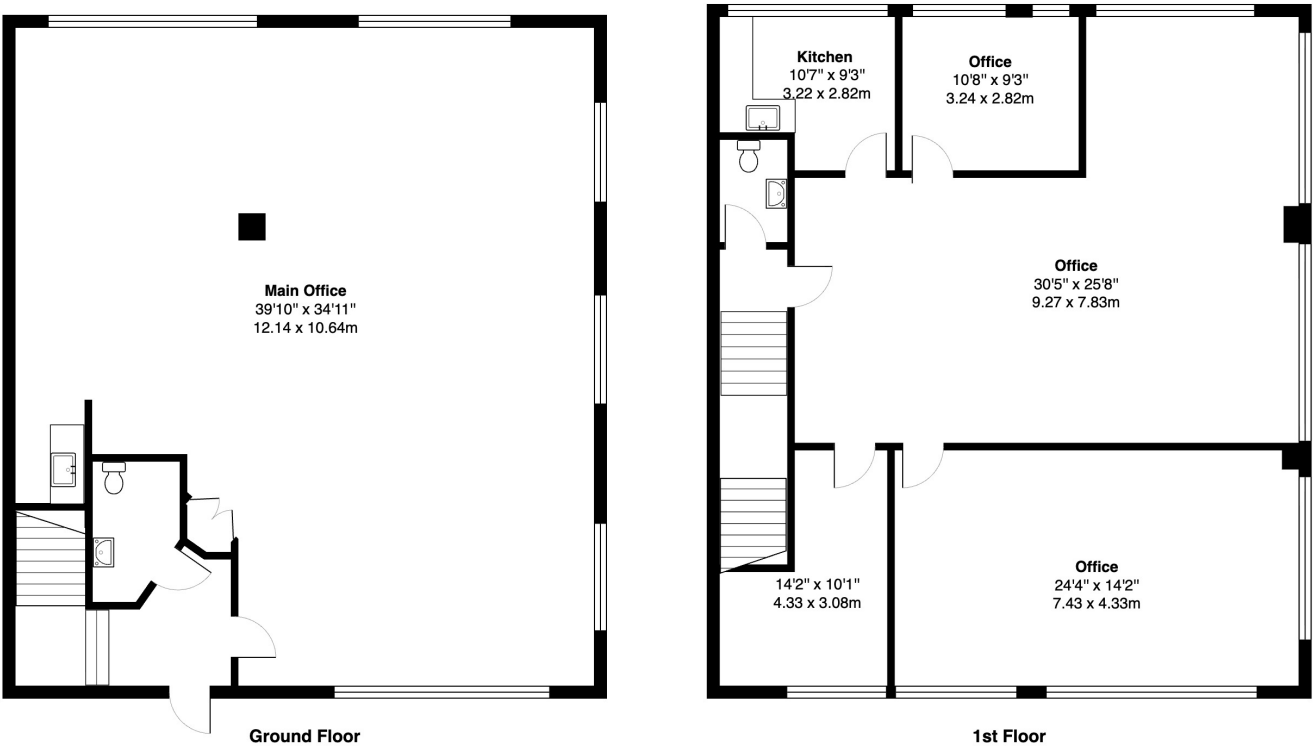
Location

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.







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

Lease	New Lease
Rent	£60,000 per annum
Price	£995,000
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	£2,900 per annum
VAT	Applicable
EPC	B (33)

Contact

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