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01707 259599

York House
Place Farm
Wheathampstead
Herts
AL4 8SB

TO LET



High Quality Air Conditioned Office to Let

3,315 sq ft (308 m²)

- Prominent position fronting A1 Barnet-by-Pass
- Air conditioned accommodation
- Excellent natural light
- On site parking and unrestricted on road parking
- Adjacent to BMW/Mini showroom and Morrisons Supermarket

MODA CENTRE
STIRLING WAY
BOREHAMWOOD
WD6 2BT

LOCATION

The Moda Centre is prominently located on Stirling Way which runs parallel with the A1 Barnet-By-Pass immediately adjacent to Stirling Corner. As such, access to the national motorway network is excellent with Junction 23 of the M25 less than 3 miles distant and the A41/M1 less than 4 miles distant.

Stirling Way has seen substantial redevelopment in recent times with the construction of a major new BMW/Mini dealership as well as a Morrisons Supermarket. Other occupiers along Stirling Way include Cardif Pinnacle Insurance, Safestore, Screwfix, and Euro Car Parts.

Elstree and Borehamwood train station offers connections to St Pancras International and both Luton and Gatwick Airports.

DESCRIPTION

The property comprises second floor offices which have been fully refurbished to a very high standard and provide bright and well thought out accommodation.

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|---|--|
| ■ Air conditioning | ■ Open plan with private offices and meeting rooms |
| ■ Gas fired central heating | ■ CAT 5 cabling |
| ■ Excellent natural light | ■ Full access raised floor |
| ■ Kitchenette and staff break out areas | ■ Glass partitions |
| ■ Male and female WC's | ■ Intruder alarm |
| ■ On site parking | ■ Terraced area adjacent to offices for staff use |
| ■ Adjacent on street unrestricted parking | |

ACCOMMODATION

The following approximate area applies:

Second floor offices:	3,315 sq ft	308 m ²
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TERMS

The suite is available on flexible terms be agreed with the ingoing tenant.

RENT

£49,725 per annum exclusive

RATES

Rates payable: £15,447.75 per annum (2017/18)

Further information can be obtained from Hertsmere Borough Council on 020 8207 2277.

SERVICE CHARGE

Details on application

VAT

The property is registered for VAT.

VIEWING

Strictly by appointment via sole agents:

Graham Payne
STIMPSONS
01707 259599
gp@stimpsons.co.uk

The full range of our instructions is available on our website

September 17