

TASMAN HOUSE, THE WATERFRONT, ELSTREE ROAD, ELSTREE, WD6 3BS



TO LET - £84,105 per annum

Air Conditioned Offices close to M1 (Junction 5)
3,115 SQ FT (289.4 M²)

- Ground floor office suite
- Air conditioning
- 12 car parking spaces

- Full access raised floors
- Shower facilities
- High quality reception area

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LOCATION

The Waterfront is accessed from the A411 close to its junction with the A41, which connects directly to the M1 motorway at Junctions 4 and 5 (both within 4 miles).

Elstree is located approximately 15 miles north of Central London and 6 miles south east of Watford.

The M25 motorway is within approximately 7 miles. The A411 provides direct access to the A1 at Sterling Corner, which is within 3 miles.

The park is serviced by Arriva bus routes W7 and W9.

DESCRIPTION

The property comprises part of the ground floor of a two storey pavilion style office building set in a landscaped business park. The exterior and internal communal areas were extensively refurbished less than 2 years ago.

ACCOMMODATION

East Wing 3,115 sq ft 289.4 m²

(approximate IPMS3 floor areas)

TERMS

The accommodation is available on an effective full repairing and insuring lease (by way of a service charge) for a term to be agreed.

RENT

£84,105 per annum exclusive

RATES

Rateable value: £40,000

Rates payable: £19,720 per annum (2018/19)

For further details please contact Hertsmere Borough Council

SERVICE CHARGE

A service charge is payable for maintenance of common parts of the building.

VAT

VAT is charged on the rent and service charges.

EPC

The Energy Performance Asset Rating is E113. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint agents:

James Shillabeer
Bray Fox Smith
020 7629 5456

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The full range of our instructions is available on our website www.stimpsons.co.uk

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