

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

For retained clients only

## DETACHED B1 OFFICE TO LET APPROX 1392 SQ FT (129 SQ M)



## THE AUCTION HOUSE GLENHAVEN AVENUE, BOREHAMWOOD, HERTS WD6

- \*\*Detached B1 building planned over two floors
- \*\*Front forecourt – parking for 4 cars
- \*\*Potential to extend up to 4000 sq ft

**020 8559 1122**



### **Location**

Conveniently located in the heart of Borehamwood, adjacent to the High Street and the Retail Park. Glenhaven Avenue is situated in a light industrial area via an access road off the High Street. The property is minutes away from Elstree and Borehamwood Station (National Rail) for services to Central London. Bus services are readily available.

### **The Property**

Detached, two storey building planned over ground and first floors. The self-contained office section has front access with the majority of the accommodation on the first floor. The rear of the building is occupied by the vendor for storage purposes and is separately accessed. It is the vendors preference to let the office section, but consideration may be given to a letting of the entire property which extends to about 4,007 sq ft (242m<sup>2</sup>). This includes front and rear access, parking for at least 6 cars, double volume storage area and ancillary accommodation.

The office section comprises:

Ground floor:

- Reception/entrance
- Male and female WC's
- Kitchen
- Office

First Floor:

2 x Larger office areas, fully air conditioned

### **Planning**

I am advised the property enjoys B1 use.

### **External**

There is a front forecourt with reserved parking for 4 vehicles

### **Floor Area**

Gross Internal floor area approx. **1,392 sq. ft. (129m<sup>2</sup>)**

*Note: Areas are approximate and as provided*

### **Rating**

To be split proportionally between the front and rear of the building. Exact amount to be advised.

### **EPC**

In hand

### **VAT**

I am advised the property IS elected for VAT purposes

### **Rent**

Available on a new FR&I lease for a term to be agreed, offers invited in the region of £27,500 pax, subject to contract.

### **Costs**

Each party to be responsible for their own legal and professional costs

**Retained Clients:**

Claridges are not retained and any purchaser or tenant of this property will need to retain Claridges in the introduction and acquisition. Our fees are charged at a rate of 10% + vat of the rent or 1% + vat in respect of a purchase.

**Reference Charge**

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Holding Deposit:**

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

**Viewing:**

By Appointment only via

Claridges Commercial – 020 8559 1122

E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)



## **Important Notice**

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.