

TO LET  
OFFICE

 **GRAHAM  
SIBBALD**



**3 Stirling Court Yard, GF, Stirling  
Way, Borehamwood, WD6 2FX**

- Parking
- LED lighting
- Access to EV charging
- Smart TV fitted

## LOCATION

The space is located on the outskirts of Borehamwood, adjacent to the A1 junction, and accessible to the M25 (J23) within 2.9 miles. The town centre and train station are within 1.6 miles

## DESCRIPTION

The space available comprises the ground floor of this 2 storey modern office on the outskirts of Borehamwood providing attractive well fitted space. There is also access to a 1GB broadband line at extra cost.

## ACCOMMODATION

A single room suitable for 3-4 people

Total	390 Sq Ft	36.23 Sq M
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## AMENITIES

Air-conditioning, parking, Entryphone, carpets, high quality wall storage units, own kitchenette, Disabled persons WC

## VAT

VAT is payable in addition

## ENERGY PERFORMANCE CERTIFICATE

EPC rating 47 - Band B

## QUOTING RENT

£15,600 Per Annum

## TENURE

A lease is available from 1 year upwards on an all-inclusive basis, although electricity is metered and charged in addition.

To arrange a viewing please contact:



**IAN ARCHER**

Director

ian.archer@g-s.co.uk

01442 220801



**CONNOR HARRINGTON**

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220801

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### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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