



**AITCHISON
RAFFETY**



- Open plan offices
- Available on a new lease
- 3 allocated parking spaces
- Comfort colling/heating
- Own kitchenette
- Very accessible to the A1

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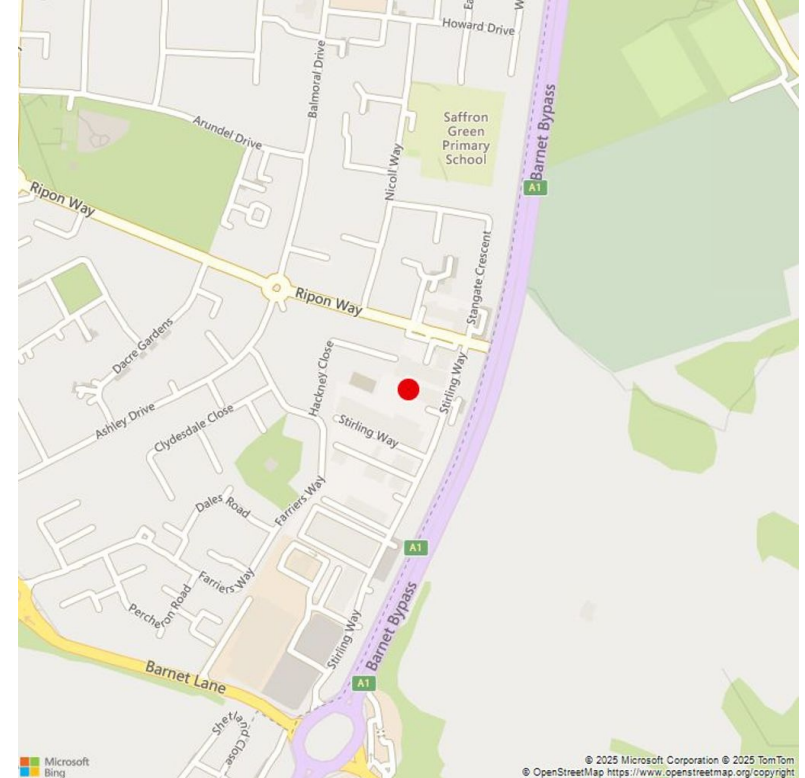
3 Stirling Court Yard, Stirling Way, Borehamwood WD6 2FX

First Floor Office Suite

Approx. 1,220 Sq Ft (113.34 Sq M)

To Let

3 Stirling Court Yard, Stirling Way, Borehamwood, Hertfordshire, WD6 2FX



Description

The property comprises the first floor within a modern 2 storey office building with allocated car parking.

The suite is mainly open plan but currently with a glazed meeting room fitted. The office benefits from comfort cooling, has it's own kitchenette and has access to communal WCs.

Location

Stirling Courtyard is a small private estate situated on Stirling Way, adjacent to the A1 at Borehamwood, and within 1.7 miles of the railway station. The M25 J23 is only 2.6 miles away.

Rent

£29,500 per annum exclusive

Terms

A new lease is available for a period to be agreed, to be excluded from the security of tenure of the Land-lord & Tenant Act 1954 subject to regular rent reviews.

Business Rates

An estimate is available upon application

VAT

This property is subject to VAT.

Energy Performance Rating

Band B - 47

Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer
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