



FIRST FLOOR ICONIC ART DECO STYLE OFFICES
1,639 - 4,460 SQ FT

Rent: £15.00 per sq ft per annum exclusive

**The Business Centre
Brookmans Business Park
Brookmans Park
Hertfordshire
AL9 6NE**

- Good on-site car parking
- Newly refurbished
- Onsite security
- 3 miles J24 M25 (Potters Bar)

THE BUSINESS CENTRE, BROOKMANS BUSINESS PARK, BROOKMANS PARK, HERTFORDSHIRE, AL9 6NE

Location

Brookmans Park is an attractive residential area located between Potters Bar and Hatfield on the A1000 Great North Road. 3 miles from Junctions 24 of the M25. There is easy access to Junction 2 of the A1(M) and Junction 24 of the M25 (South Mimms)

Brookmans Park station is less than 2 miles away offering a fast electrified service to London Kings Cross.

Accommodation

Brookmans Business Park offers a unique blend of historic architecture, modern office and industrial facilities, and a variety of storage solutions located in an iconic art-deco style building in a prominent location.

The available accommodation comprises 2 first floor suites which have just been refurbished and offer the following features:

- New carpets
- New decorations
- Recessed LED lighting
- Electrical and data connections
- Onsite security



APPROX (NIA) FLOOR AREAS

Sq Ft

Office Room (53)	4,460
Office Room (75)	1,639

Tenure

Available to let on a new flexible lease for a term to be agreed.

There is a service charge for shared building and estate costs. Electricity is separately metered.

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Business Rates

Business rates are payable in addition. Details available upon request.

Other Information

Energy Performance Certificate: Category C (73)

Strictly by prior appointment with Davies & Co on
01707 274237.

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.