

# Leasehold

B1 Office/ Business

## Borehamwood Serviced Office Suites To Let

### Location

Moda Business Centre, Borehamwood, Stirling Way, WD6 2BW.



### Property Details

These well-located offices benefit from plenty of natural light and the quarterly rent is inclusive of the following:

- Furniture
- All utilities
- Central heating
- Cleaning of communal areas
- Daily postal services - collection and drop off
- Kitchen facilities
- Outdoor breakout area
- Building insurance
- Parking - subject to availability

### Location Description

The Moda Centre is a prominent building on Stirling Way, Borehamwood. Stirling Way is a well established commercial hub with a mixture of retail, warehouse and office use. The location has seen substantial development in recent years with a number of high profile national retailers choosing the location, such as Morrisons Super Market, BMW, Safestore, Screwfix, Tops Tiles and Euro Car Parts.

Stirling Way runs parallel with the A1 Barnet Bypass, with easy access to the national motorway network with the M25, and A41/M1 all within a short distance of the property.

The building also benefits from good public transport links, bus routes serve the area and Elstree and Borehamwood train station (Thameslink) offers a quick connection to St Pancras International and both Luton and Gatwick airports.

Floor Areas	Sq Ft	Sq M
First Floor	143	13.29
First Floor	172	15.98
<b>Total</b>	<b>315</b>	<b>29.26</b>

### Measurements taken

These are net internal measurements taken by a surveyor.

**Monthly Rent: £500**

### Lease Details

New Internal Repairing Licence By Arrangement. Rent is charged quarterly and more information available on application.

### VAT

This property has been elected for VAT.

### Annual Business Rates

The property is assessed for rates as follows:  
Rateable Value: TBC

### Other Annual Outgoings

Other

The office package is exclusive of - telephony, internet and business rates. Please note that the office suite qualifies for a 100% Business Rates relief (subject to the occupier meeting the Small Business Rates Relief criteria). Fibre optic internet is available at additional charge. Office cleaning available at an additional charge

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## Local Authority

Hertfordshire County Council

## Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

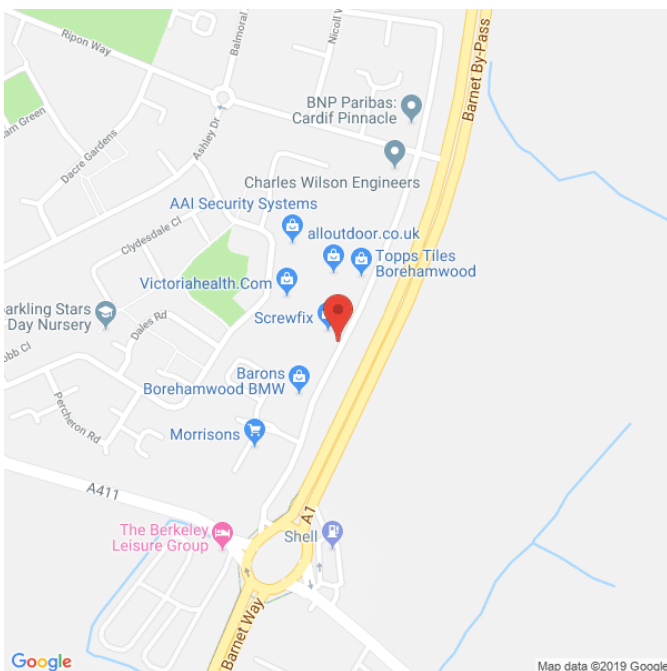
## Energy Performance Certificate

The EPC for the building is available on request.

## References & AML Checks

All successful offers will be subject to a non-refundable reference and Anti-Money Laundering (AML) check at a cost of £69 + VAT, this charge is for UK residents only and additional charges may apply subject to our Terms & Conditions.

## MAP VIEW



## EPC

### Energy Performance Certificate

Non-Domestic Building

HM Government

UNIT 1 THE MODA CENTRE  
The Moda Centre  
Stirling Way  
BOREHAMWOOD  
WD6 2BW

Certificate Reference Number:  
0709-9721-6530-0600-1123

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 704  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
39 If newly built  
74 If typical of the existing stock

100 This is how energy efficient the building is.

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- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information, working condition or suitability of the property.
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## GALLERY



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