

CHARACTER OFFICE BUILDING FOR SALE

PRICE REDUCTION

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire - WD17 1HZ

01923 210810
www.brasierfreeth.com



2 HERTFORD HOUSE, HUGO GRYN WAY, SHENLEY, WD7 9AB

KEY FEATURES

- Ladies and gent's toilets
- Kitchenette
- Vaulted ceilings with exposed timber trusses
- c20 parking spaces
- Gas fired central heating
- Double glazing
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ACCOMMODATION

	sq ft	sq m
First Floor Offices	595	55.28
Ground Floor Office	1,379	128.11
Total	1,974	183.39

DESCRIPTION

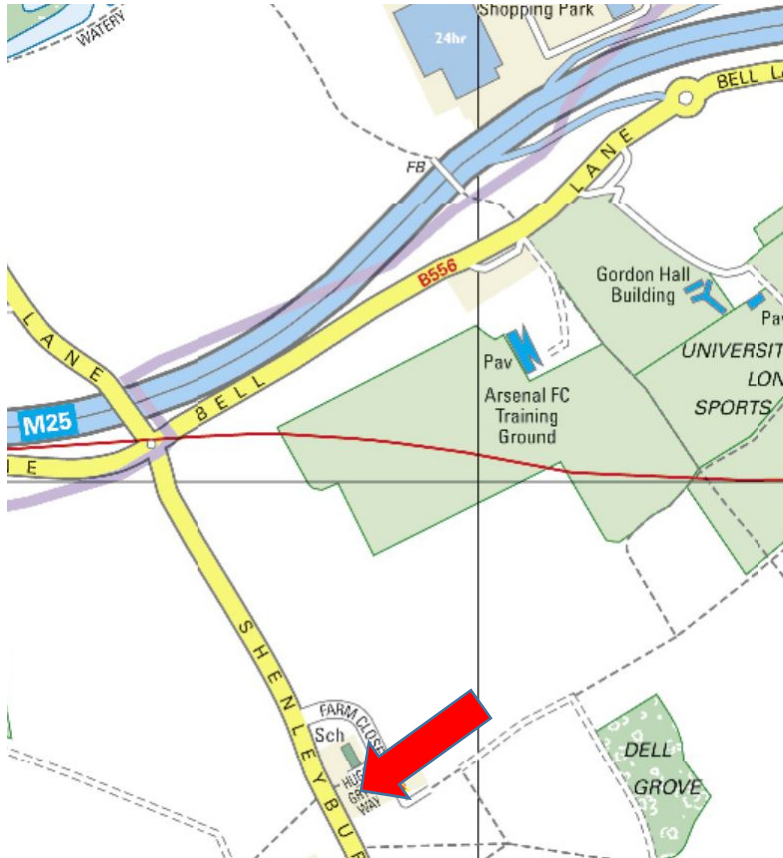
The property was formerly a barn which was sympathetically converted and extensively refurbished some 15 years ago to create a high quality, self-contained office building with traditional finishes.

Internally the building is arranged over ground and first floors, the ground in an open plan fashion with the first being partially galleried. The unit retains many features including attractive exposed beams.

VIEWING | Strictly by appointment through this office with:

Graham Ricketts
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LOCATION

The property is situated directly off Shenley Lane (B5378) a short drive from junction 22 of the M25. Radlett, with its wide variety of retail and eating facilities together with its main line rail service to St Pancras International is also within 2 miles of the property.

Furthermore the Colney Fields Retail Park is close by, where there are numerous national retailers including a Sainsbury's superstore, Marks & Spencer, Boots and Next amongst others.

TENURE

The freehold is offered for sale with full vacant possession upon completion

PRICE/RENT

Freehold: Offers are invited in the region of **£695,000**.

We are advised that the property is registered for VAT which will therefore be chargeable on the price/rent.

RATES

The unit is presently part of a combined assessment with the adjacent building and will need to be re-assessed. Interested parties should make enquiries with the Local Rating Authority (Hertsmere Borough Council 020 8207 2277).

EPC RATING

D - 79

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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