

High Quality Office  
With Parking and Air Conditioning  
Approx. 2,904 sq ft

**AITCHISON  
RAFFETY**



5 Stirling Courtyard - Stirling Way - Borehamwood - WD6 2FX

**For Sale / To Let**

- Modern office
- High quality fit-out
- Air-conditioning
- 8 parking spaces
- 120 metres from A1
- 3 miles from M25



INVESTORS IN PEOPLE

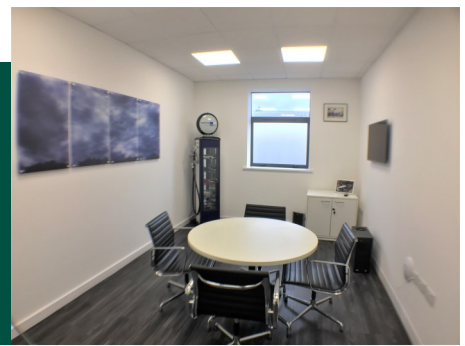


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## 5 Stirling Courtyard Stirling Way Borehamwood Hertfordshire WD6 2FX



### Description

The premises comprise a modern, two storey office building, which has been fitted out to a high quality throughout with timber laminate flooring, air-conditioning, glazed partitioning, suspended ceilings with inset LED lighting, and a kitchen / staff breakout area.

There are 8 allocated parking spaces.

### Location

The Stirling Court development occupies a prominent position on Stirling Way, fronting the A1, and benefits from excellent communications.

A1 120 metres  
M25 (j23) 3 miles  
Central London 10 miles

Borehamwood & Elstree Rail station provides a fast regular service to London (St Pancras) and beyond.

### Accommodation

The property provides the following approximate net internal floor areas.

	<b>SQ FT</b>	<b>SQ. M.</b>
Unit 5	2,904	269.80

### Price / Rent

**£915,000 / £58,000** per annum

### Terms

The premises are available to purchase by way of a 999 year lease from 2015. Long leaseholders within the development benefit from owning a share of the freehold of the estate.

Alternatively the premises are available to rent by way of a new FRI lease for a term to be agreed.

### Business Rates

Information available on request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

The premises are elected for VAT.

### Energy Performance Rating

Band C - 64

### Viewings

Strictly by appointment with the sole agent

### Aitchison Raffety

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