

020 8559 1122

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# Flexible Office Space \*all inclusive basis\* To Let

## Manor Way, Borehamwood WD6



## Description

An impressive business environment with over 30,000 sq ft of modern, serviced office space.

Well appointed, fully furnished, air conditioned offices suitable for 1 to 100 people offered on flexible terms with instant occupancy and no start-up costs. The offices are fully furnished with meeting/conference rooms, a beautifully appointed reception area with professional receptionist, relaxed break-out area with plasma TV, on-site centre manager, professional telephone answering in your company name, photocopying/faxing and franking facilities. The offices benefit from secure high speed internet access, telecoms with digital telephones, dedicated comms room with cat 5e cabling, suspended ceilings incorporating cat 2 lighting, 24 hour access - 7 days a week. The latest security and card entry system with 24 hour remote monitoring security is in place as well as daily office cleaning services, on-site utilities and maintenance. Extensive on site car parking and virtual office available.

The following is included within the monthly rental charge:

- Rent and Service charge
- 24/7 Access
- Fully furnished (table, chair, pedestal unit, tambour unit depending on office size)
- Air Con (controlled from your office)
- On-site reception and management support
- Office suite cleaning
- Electricity/heating
- Tea, coffee, sugar and milk all provided
- 1 parking space @ £30.00 per month (depending on the office size – vans @ £60.00 per month)

## Additional Services

- Broadband (package) - £50.00 plus VAT pcm
- Additional handsets/telephone lines - £25 plus VAT per handset/line pcm
- Reception answering service - £15.00 plus VAT pcm
- Analogue line - £30.00 plus VAT pcm
- Small meeting room - £15 per hour plus VAT
- Large meeting room - £20 per hour plus VAT
- Onsite coffee shop open Monday to Friday from 8:30-15:30

## Areas (available)

4000 sq ft (100 sq m)

## Location

Situated in the heart of the Borehamwood/Elstree commercial area. The office is located minutes away from the A1 and with easy access to both the M25 and the M1 motorways. Borehamwood Railway station is also a short 10-15 minute walk away which has an excellent service into Central London's King's Cross St Pancras station.

## Terms

Available on flexible terms (starting from just 1 month). Rents inclusive of business rates, heating, lighting and onsite support. 1 ½ months deposit & 1 month rent in advance (+VAT) is required.

Room No	Workstations	Rental Price	Available From
<b>Ground Floor</b>	<b>Persons</b>	<b>pcm + VAT</b>	
Canteen	26	£ 7,041.67	01/09/2020
6	4	£ 1,029.17	Now
<b>First Floor</b>			
105	4	£ 958.75	01/10/2020
109	4	£ 975.00	Now
140	5	£ 1,408.33	Now
<b>Second Floor</b>			
204 -206-208	18	£ 4,084.17	Now
207	3	£ 872.08	Now
209	4	£ 958.75	Now
<b>Third Floor</b>			
302	9	£ 2,388.75	Now
303	4	£ 958.75	Now
304	5	£ 1,359.58	Now
312	6	£ 1,495.00	Now
321	13	£ 3,477.50	01/10/2020
325	7	£ 1,760.42	01/10/2020

## Reference Charge

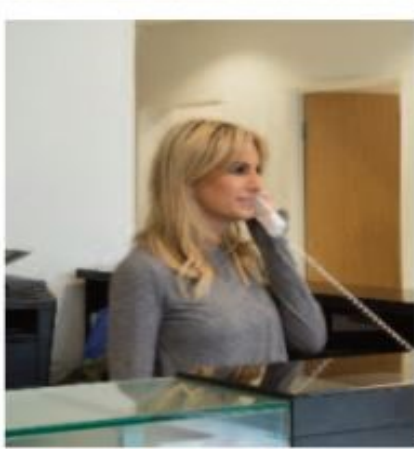
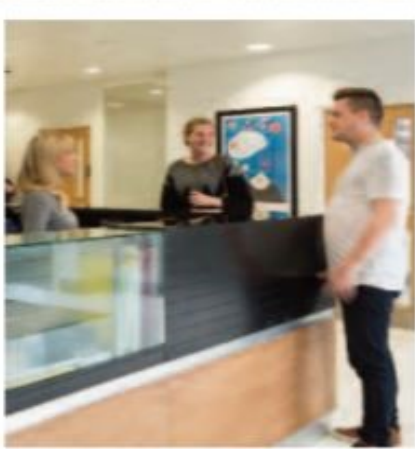
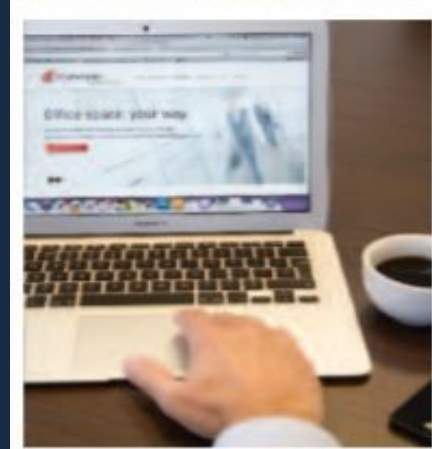
Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.









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COMMERCIAL PROPERTY CONSULTANTS



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## Viewing

By appointment only via:

0208 559 1122

[info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)  
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## Offices

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