

# 5 OAKS COURT

Warwick Road | Borehamwood | WD6 1GS



Wholly self-contained office building constructed c2005



Air-conditioned with raised floors



Excellent natural light from three sides



24 parking spaces



Barrier controlled site



8 person passenger lift

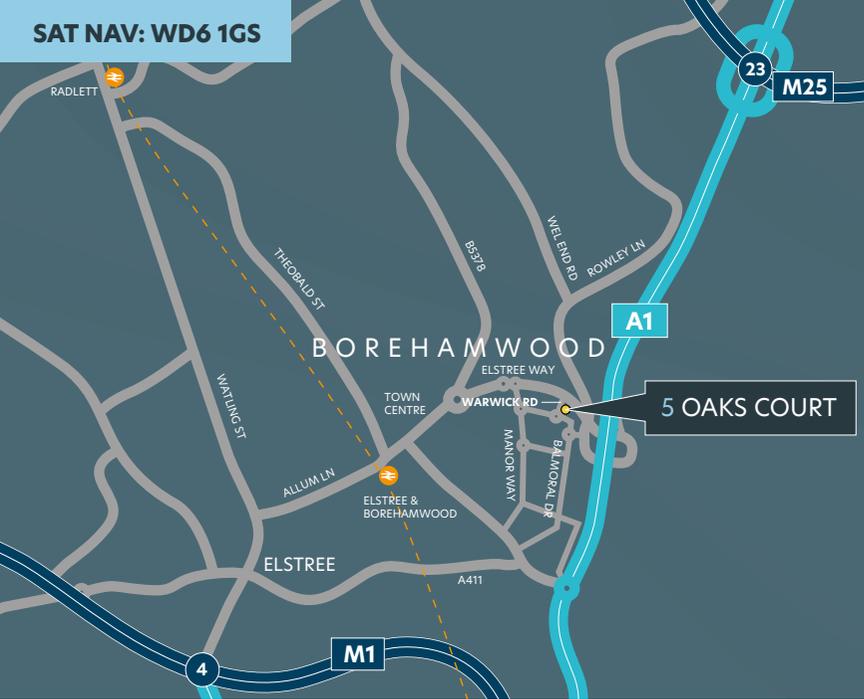


A1 - 0.5 miles



SELF-CONTAINED OFFICE BUILDING TO LET

**4,215 - 8,898 sq ft** (391.6 - 826.7 sq m)



Excellent natural light from three sides



8 person passenger lift



Barrier controlled site

5 OAKS COURT

**DESCRIPTION**

The property comprises a modern, high-quality office building constructed c2005. It is principally arranged over first and second floors with the ground floor providing a reception facility and disabled WC, together with access to the lift and stair core. Each of the upper floors is currently laid out as a flexible mix of cellular and open plan areas with a particular feature being the excellent natural light. Ladies and gents WC's are provided on each floor along with a kitchen/break out area.

Externally there is a secure surface level parking area for 24 cars.

**ACCOMMODATION**

Second Floor	4,215 sq ft	391.59 sq m
First Floor	4,217 sq ft	391.77 sq m
Ground Floor	466 sq ft	43.29 sq m
<b>Total</b>	<b>8,898 sq ft</b>	<b>826.65 sq m</b>

Whilst the Landlord's preference is to lease the building as a whole, lettings of individual floors will be considered.

These floor areas are approximate and have been calculated on a net internal basis.

**LOCATION**

Oaks Court fronts Warwick Road, a turning directly off Elstree Way (A5135) the principal arterial route into Borehamwood, just half a mile from the A1. The Town centre and railway station are approximately 1 mile to the west, with the station providing a regular service to London St Pancras and Eurostar terminal, with a journey time of just 22 minutes.

There is an M&S convenience store close by, together with Hilton, Travelodge and Premier Inn Hotels. Sky Studios 30 acre film production facility is nearing completion and is located just a short stroll from Warwick Court.

**TENURE**

The building is offered to lease either as a whole, or floor by floor on the basis of a new lease for a term by negotiation.

**RENT**

The building is offered to let at a highly competitive rent of £20.00 per sq ft.

**RATES**

According to the Valuation Office website, the property has a rateable value of £141,000 resulting in a payable figure of approximately £72,200 pa (2022/2023). Interested parties should confirm this figure independently by contacting the Local Rating Authority - Hertsmere Borough Council - 020 8207 2277.

**EPC**

The building currently has an Energy Performance rating of C-69.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**VIEWING**

For viewing and further information please contact joint agents:



24 parking spaces

**JUSTIN CUMMINGS**  
020 7758 4132  
jgc@cummings-commercial.com

**CONNOR CUMMINGS**  
020 7758 4134  
cmc@cummings-commercial.com

**GRAHAM RICKETTS**  
01707 396734  
graham.ricketts@brasierfreeth.com

**ALEX DOYLE**  
01923 205527  
alex.doyle@brasierfreeth.com

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