

OFFICE PREMISES TO LET

**140 – 142 HIGH STREET,
BUSHEY,
HERTS, WD23 1FX**



JOHN WHITEMAN & Co.
CHARTERED SURVEYORS



**Floor Area IPMS(3) – 178.34 sq.m (1,920 sq.ft)
Plus 3 allocated parking spaces**

LOCATION

The building is situated in prominent position adjoining Koh-I-Noor Avenue opposite Bushey Country Club, with public parking, and next to the Blue Check restaurant. Bushey High Street has a good selection of restaurants and takeaways along with a busy retail sector with a varied selection of occupiers, with further selection of shops at Bushey Heath. There are regular bus services providing good public transport links to Bushey, Stanmore and Watford train stations. These provide fast train services into London Euston via the overground and Canary Wharf via the Jubilee underground line. There is easy vehicular access to the A41 and both the M1 and M25 motorways.

DESCRIPTION

The office has a private front entrance along with return frontage which could provide a good visual pitch for an occupier. This ground floor property is currently arranged as a single self-contained office suite with 3 car parking spaces. The interior of the office has a large single office, with 3 office/conference rooms on demountable partitioning, staff rest room and kitchen, along with dedicated storage facilities. There is a gas fired central system and Air Conditioning to

Regulated by RICS

80 High Street, Bushey, Hertfordshire, WD23 3HD



www.johnwhiteman.co.uk

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Registered Office c/o Hillier Hopkins LLP, Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP

A list of members of the LLP is available at the above address.



the main offices along with CAT 6 cabling. There is also access, off the rear service road, into the rear of the premises via a roller shutter door.

The internal space is arranged as follows:-

Main office (including 3No. office pod)	139.72 sq.m (1,504 sq.ft)
Kitchen /store	
Staff room	2.97 sq.m (32 sq.ft)
Store (document)	13.91 sq.m (150 sq.ft)
Store	13.42 sq.m (145 sq.ft)
Staff Toilets and Wash rooms	8.32 sq.m (90 sq.ft)

Total Floor Area (IMPS-3) 178.34qm (1,920 sq.ft)

NIA – 178.09 sq.m (1,917 sq.ft)

3 allocated car parking spaces at the rear, off the service road.

PLANNING

The premises are within Class E of the current use class order, having most recently been used within E(c)(i). Other uses may be accepted subject to appropriate planning.

LEASE TERM

A minimum term of 5 years.

TERMS

Full Repairing and Insuring

RENT

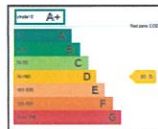
Offers in the region of £39,000 per annum exclusive of rates.

RATEABLE VALUE

Rateable Value according to the Valuation Office website is £30,000.

EPC

Rating - D



VAT

The property is not registered for VAT.
No VAT will be charged on the rent.

VIEWING

Viewing is strictly by appointment only through the owner’s sole agent, John Whiteman & Co LLP, telephone 01923 247745.

All offers and negotiations are made subject to contract.

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quotes are exclusive of VAT. The services, heating and internal cabling have not been tested. The RICS has introduced a Code of Leasing Business Premises should be consulted by parties considering making an offer.