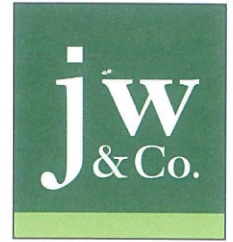


**OFFICE PREMISES
TO LET**

**20 SPARROWS HERNE,
BUSHEY,
HERTS, WD23 1FX**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



Ground Floor Office with 5 parking spaces.
Floor Area – 113.89 sq.m (1,225 Sq.ft)

LOCATION

The office is situated on Sparrows Herne, which is a section of the main road which links Bushey Village to Bushey Heath and onwards to Stanmore. There are public transport links close by with a bus service linked to fast train services into London Euston Station from Bushey mainline station and Stanmore Jubilee line. It is now predominately a residential area although some other commercial users remain.

Easy vehicular access is possible to the A41 and both the M1 and M25 motorways. There are a few local businesses but Bushey Village and Bushey Heath restaurants, shops and conveniences are close by and are accessible by foot or public transport.

DESCRIPTION

Originally a public house built at the turn of the 20th century of traditional brick construction and subsequently converted to offices on the ground floor with a residential flat on the first floor.

This is a single self-contained suite with the benefit of 5 parking spaces. The premises are centrally heated along with part Air Conditioning, CAT5 cabling, as well as double glazing to the majority of the office. A main central entrance door with lobby area along with a private courtyard which could be used for quiet reflection and staff wellness / recreation / lunch area.

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 office space is sub-divided into a number of rooms typical for a building of this era and could be sub-divided into 2 self-contained office suites which would be accessed from the central lobby or the premises would facilitate a sub-division for 2 departments or associated companies to work easily with each other.

The internal arrangement is as follows:-

Entrance Door with Lobby and access to private Court yard garden			
Front Suite		Rear Suite	
Main Office — (with Air Conditioned)	38.51 sqm (415 Sq.ft)	Rear office 1	21.30 sqm (229 Sq.ft)
Side office 1	13.53 sqm (146 Sq.ft)	Rear Office 2	21.51 sqm (232 Sq.ft)
Side office 2	10.26 sqm (110 Sq.ft)	Staff toilet and wash room	
Kitchen	4.926 sqm (53 Sq.ft)		
Staff Toilet and wash room			

NIA - 111.68 sq.m (1,202 sq.ft)

Total Floor Area (IMPS-3) 113.89sqm (1,225 sq.ft)

5 car parking spaces adjoining the building.

PLANNING

We understand that the property has an established Class E use.

LEASE TERM

A minimum term of 5 years.

(available March 2026 or possibly earlier by agreement)

TERMS

Full Repairing and Insuring

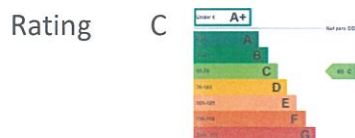
RENT

Offers in the region of £25,000 per annum exclusive of rates.

RATEABLE VALUE

The Rateable Value on the Valuation Office website is £22,250.
Hertsmere is the rating authority.

EPC



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.