

“The Region’s New Active Commercial Agent”

## TO LET

### CHARACTER OFFICES

**55.37 SQ M – 171.87 SQ M  
(596 SQ FT – 1,850 SQ FT)**



**ORCHARD VILLA  
SHENLEY PARK  
PORTERS PARK DRIVE  
SHENLEY WD7 9DS**

See important notice overleaf

# 01438 816396

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## ORCHARD VILLA SHENLEY PARK PORTERS PARK DRIVE SHENLEY WD7 9DS

**DESCRIPTION & SITUATION** The available offices are situated on the ground and first floor of this Victorian building set in the 45 acre Shenley Park within 2 miles of Radlett Station.

The accommodation provides cellular offices of varying sizes and has the benefit of excellent car parking, gas fired central heating, kitchens and toilet facilities.

- FEATURES**
- SUPERB PRIVATE PARKING**
  - CENTRAL HEATING**
  - KITCHENS ON BOTH FLOORS**
  - MALE AND FEMALE WC'S**
  - DISABLED WC**
  - FULLY CARPETED**

**FLOOR AREAS** Floor areas are net internal and approximate only

	(sq m)	sq ft
Ground Floor	116.5 sq m	1,254 sq ft
First Floor	55.37 sq m	596 sq ft

**Total Net Internal Area [offices]** **171.87 sq m** **1,850 sq ft**

**TERMS** The suites are available either together or separately on new leases for a term to be agreed.

**RENT** Ground Floor £15,050 per annum exclusive  
First Floor £8,950 per annum exclusive  
SUBJECT TO CONTRACT

**RATES** To be advised

**LEGAL COSTS** Each party to be responsible for their own legal costs.

**VIEWING** Strictly by appointment through sole agents [ ]  
BOWYER BRYCE

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