

## TO LET CHARACTER OFFICES

**116.5 SQ M (1,254 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 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**
  - KITCHEN**
  - MALE AND FEMALE WC'S**
  - DISABLED WC**
  - FULLY CARPETED**

<b>FLOOR AREAS</b>	Floor areas are net internal and approximate only		
		<b>(sq m)</b>	<b>sq ft</b>
	Ground Floor	116.5 sq m	1,254 sq ft

**TERMS** The suite is available on a new lease for a term to be agreed.

**RENT** Ground Floor £15,050 per annum exclusive

**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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