

COMMERCIAL ESTATE AGENTS & VALUERS

PLEASE NOTE REVISED PRICE

**MODERN AIR-CONDITIONED OFFICE BUILDING
WITH THE BENEFIT OF INCOME FROM THE GROUND FLOOR
2,250 SQ FT
FREEHOLD FOR SALE
UNIT 4, DELTA COURT, MANOR WAY
BOREHAMWOOD, HERTS WD6 1FJ**



LOCATION

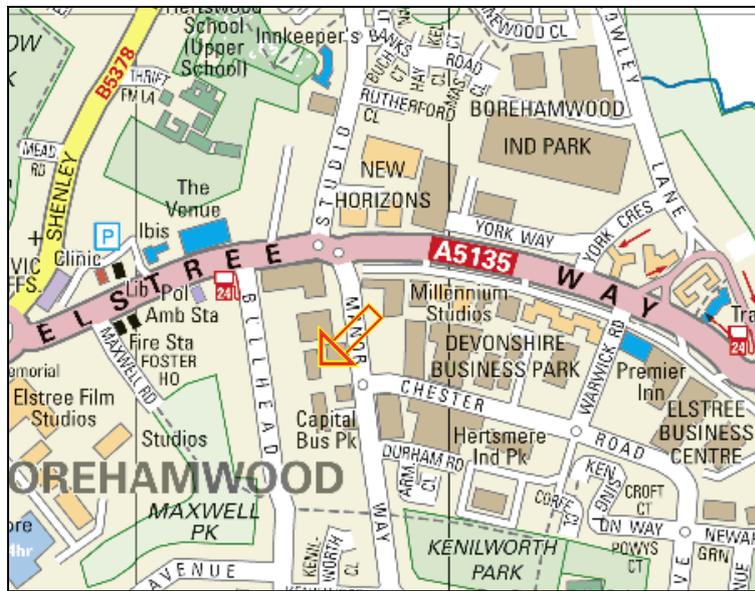
Delta Court is located on the west side of Manor Way in the Borehamwood commercial area and is approximately 12 miles north of Central London. The development is approximately ½ mile from the junction with the A1, which is in turn under 2 miles from Junction 23 of the M25 (South Mimms). Borehamwood Mainline Station is nearby and provides a regular and direct rail service to Kings Cross with a journey time of only 20 minutes.

All Transactions are Subject to Contract
1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Delta Court comprises a modern courtyard style gated development of 10 office buildings.

The available building is arranged on ground and first floors and is well fitted, benefiting from partitioning, open-plan areas and affords the following approximate gross internal floor areas:

Ground Floor	1,125 sq ft
First Floor	1,125 sq ft
TOTAL	2,250 SQ FT

The entire ground floor together with 2 car spaces are currently let on a Licence to a charity And Goods for Good for a term of 2 years from 19 June 2018 at a rent of £25,000 per annum inclusive of business rates and utilities.

AMENITIES

- * Entryphone
- * Suspended ceiling with LG3 lighting
- * 3 compartment perimeter trunking
- * Air-conditioning
- * Carpeting
- * Alarm
- * Kitchenette
- * Male & female WCs
- * 5 car parking spaces

TENURE

Freehold for sale with vacant possession of the first floor and subject to the tenancy and income from the ground floor.

PRICE

£849,000 plus VAT.

ESTATE CHARGE

£1,300 per annum approx plus VAT.

RATES:

Obtained from the www.voa.gov.uk website the rateable value is £29,250 and the rates payable for 2018/2019 are £14,420 per annum. This does not allow for any transitional relief that may apply. Interested parties should confirm annual rates payable with the local Rating Authority.

EPC

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LEGAL COSTS

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

VIEWING

Strictly by appointment through agents as above.

Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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