



- Close proximity to Radlett railway station and town centre
- High parking provision
- Modern fit out
- Flexible lease terms
- Fully furnished
- Good natural light
- Entry phone and CCTV
- Shared kitchen

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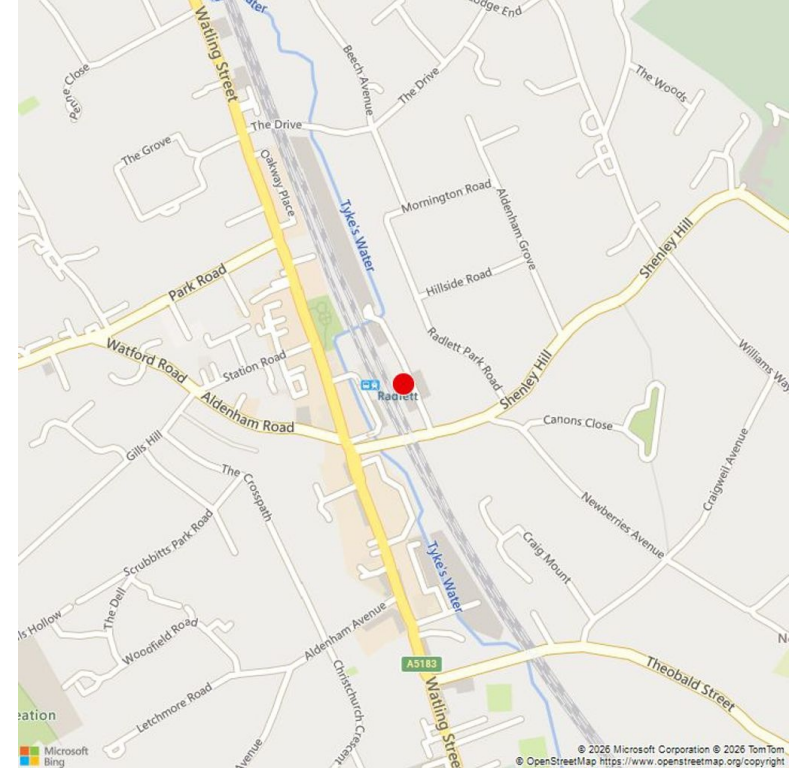
**6 Beaumont Gate, Shenley Hill, Radlett, Hertfordshire, WD7 7AR**

Fully furnished office suites to let

Approx. 387 - 1,126 Sq Ft (35.95 - 104.61 Sq M)

**To Let**

# 6 Beaumont Gate, Shenley Hill, Radlett, Hertfordshire, WD7 7AR



## Description

The property is a modern office with three suites available.

The ground floor has two available suites which could be let together or separately. The first floor is arranged as an open plan space, board room and director meeting rooms to be let as one. The office space is fully fitted with furniture.

Car parking:

Suite A - 2 spaces

Suite B - 3 spaces

First Floor- 5 spaces

## Location

Beaumont Gate is an established office park situated just off Shenley Hill in Radlett.

The property benefits from a great central location, being within a short walk of Radlett high street and immediately adjacent to Radlett railway station.

## Floor Area

Ground suite A	387 Sq Ft	35.95 Sq M
Ground suite B	518 Sq Ft	48.12 Sq M
First	1,126 Sq Ft	104.61 Sq M

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## Rent

Suite A £12,000 per annum

Suite B £16,000 per annum

First Floor £29,950 per annum

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

Due to be reassessed, estimate available upon request.

## VAT

Rent and service charges will be subject to VAT

## Energy Performance Rating

C-57

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information.

**Viewings**  
By appointment only with sole agents Aitchison Raffety,  
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**AITCHISON RAFFETY**

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