



## Self Contained Contemporary Two Storey Offices With Parking To Let/For Sale

### Roman House

13 High Street, Elstree, WD6 3EP

Office

## TO LET / FOR SALE

**1,966 sq ft**

(182.65 sq m)

- Open plan layout
- Gated on site parking
- Contemporary decorated condition
- Air conditioning
- LED lighting
- WC and kitchenette on both floors

# Roman House, 13 High Street, Elstree, WD6 3EP

## Summary

Available Size	1,966 sq ft
Rent	£49,150 per annum
Price	£785,000
Rates Payable	£13,473 per annum
Rateable Value	£27,000
Service Charge	Upon Enquiry
VAT	Applicable
EPC Rating	D (92)

## Description

Roman House comprises a character self contained two storey office building that provides modern, contemporary offices of a very high standard.

## Location

The building is prominently located on the A5183 High Street, Elstree, a short distance from the junction of the A411 Watford Road/Barnet Lane. The A41 is located within 1 mile of the property with Junctions 4 & 5 of the M1 within 3 miles.

Central London is approx. 15 miles to the south east whilst the M25 is within 7 miles to the north.

The A411 provides direct access to the A1 at Stirling Corner, which is within 3 miles.

## Accommodation

The accommodation comprises the following IPMS3 areas

Name	sq ft	sq m
Ground	998	92.72
1st	968	89.93
<b>Total</b>	<b>1,966</b>	<b>182.65</b>

## Viewings

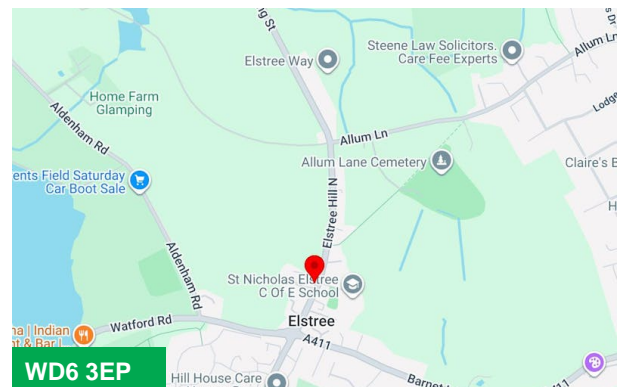
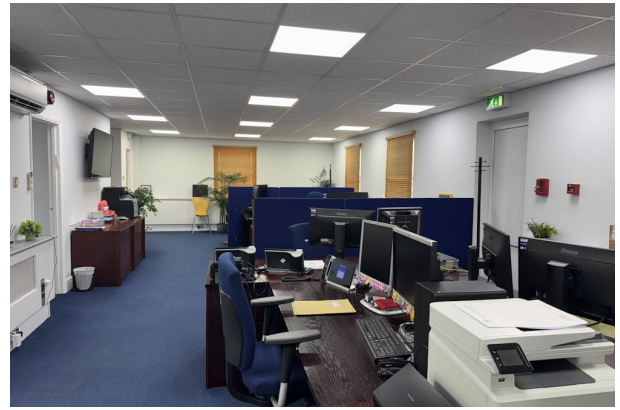
Strictly by appointment via sole agents.

## Terms

The property is available by way of either a new lease for a term to be agreed with the incoming tenant or alternatively the freehold is for sale at a price of £785,000.

## VAT

The property is not elected for VAT and as such the rent and sale price will not be subject to VAT.



## Viewing & Further Information

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