

**PLUG AND PLAY, NEW LEASE(S)**

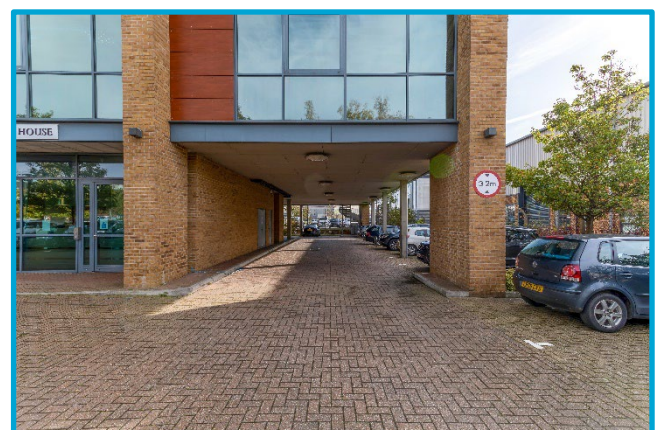
**4,215 - 8,898 SQ FT**

**E USE CLASS**

**24 DESIGNATED CAR PARKING SPACES (1:370 Sq Ft)**

**EASY ACCESS TO THE A1**

**CLICK HERE  
TO VIEW  
VIDEO TOUR**



**5 OAKS COURT, WARWICK ROAD, BOREHAMWOOD, WD6 1GS**





### Location

Oaks Court fronts Warwick Road just half a mile from the A1. Borehamwood town centre and Thameslink Station are approximately 1 mile to the west, with regular services to Central London including West Hampstead, Kings Cross, Farringdon and other Hertfordshire commuter towns. M&S is within a short walk together with Hilton, Travelodge and Premier Inn Hotels. Sky Studios' brand new 30 acre film production facility is 200m away.

### Description

A modern, high-quality office building. Arranged over three floors with the ground floor providing a reception facility and disabled WC, together with passenger lift access to the two main office floors above. Each of the upper floors is arranged with flexible cellular and open plan areas with windows on three elevations there is an abundance of natural light on both upper floors. WC's are provided on each floor along with a kitchen/break out area.

### Features Include

- ✓ EPC A (24) Rating
- ✓ 24 Spaces In a Secure Car Park (1:370 sq ft)
- ✓ Air-Conditioning and Raised Floors
- ✓ High Quality, Demountable Partitioning
- ✓ Passenger Lift
- ✓ Half a Mile From The A1
- ✓ 2.7m Floor to Ceiling Height On The Office Floors
- ✓ Good Natural Light Throughout
- ✓ WC's On Each Floor
- ✓ Reception and DDA Compliant WC On Ground Floor

### Accommodation

Floor	Sq Ft	Sq M
Ground	466	43.29
First	4,217	391.77
Second	4,215	391.59
<b>Total Floor Area</b>	<b>8,898</b>	<b>826.65</b>



### Terms

A new lease(s) is available by arrangement direct from the Landlord at a quoted rent of £19.00 per square feet. The building can be let as a whole or on a floor by floor basis.

### Rates Payable

Estimated at £11.62 per sq ft. Prospective tenants are advised to verify the rates payable with the Local Authority.

### Estate Charge and EPC

£13,785 per annum - Service Charge Budget. The property has an EPC 'A' Rating.

### VAT

The property is elected to tax for VAT.

### Further Information & Viewings (via Sole Agents)

Robert White  
 Cummings Commercial  
 020 7758 4135  
 07879 811 389

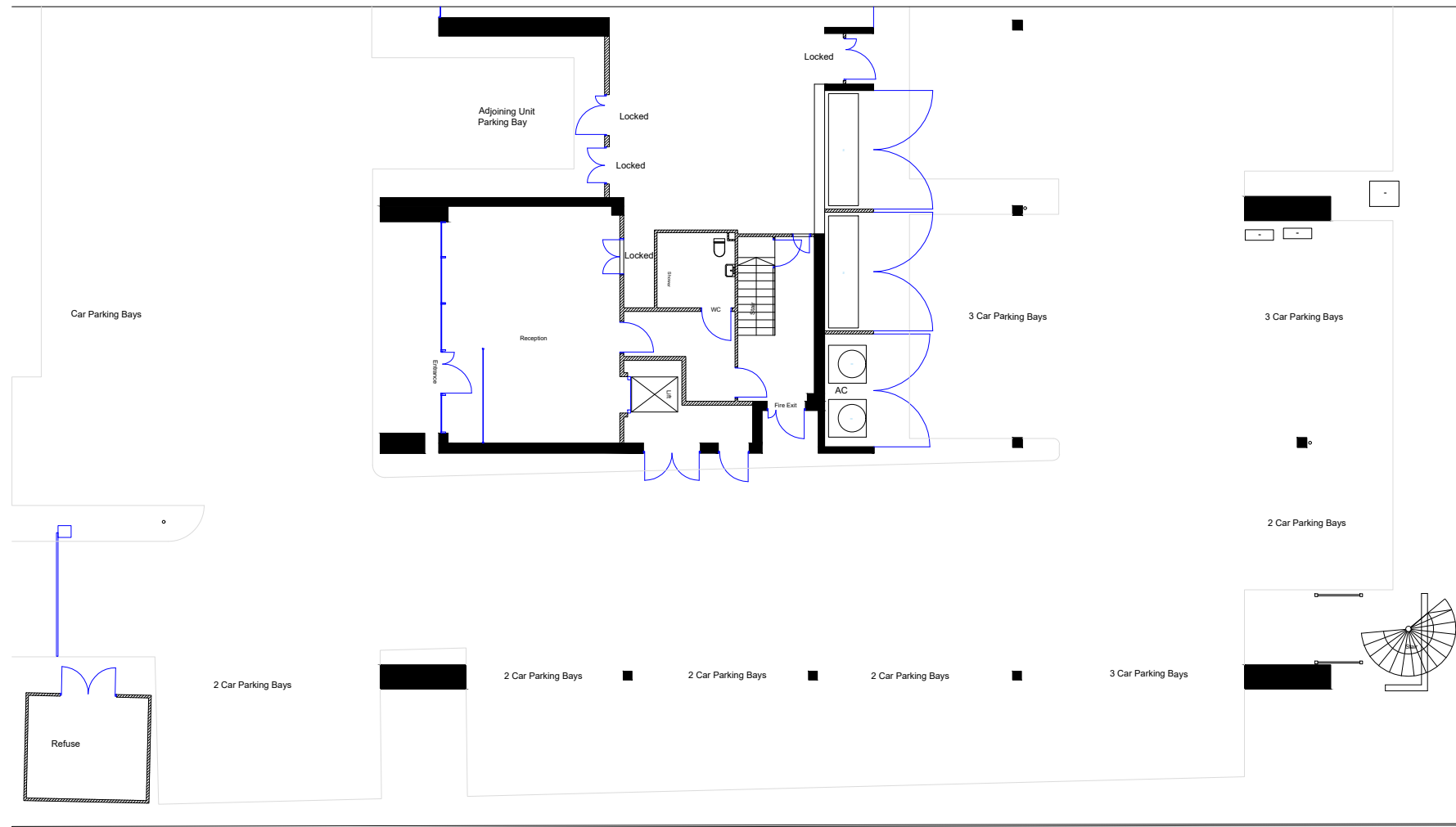
[rw@cummings-commercial.com](mailto:rw@cummings-commercial.com)



Connor Cummings  
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 020 7758 4134  
 07957 263 140

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Ground Level

General Notes

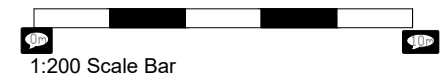
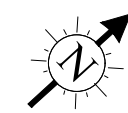
■ Net Internal Area

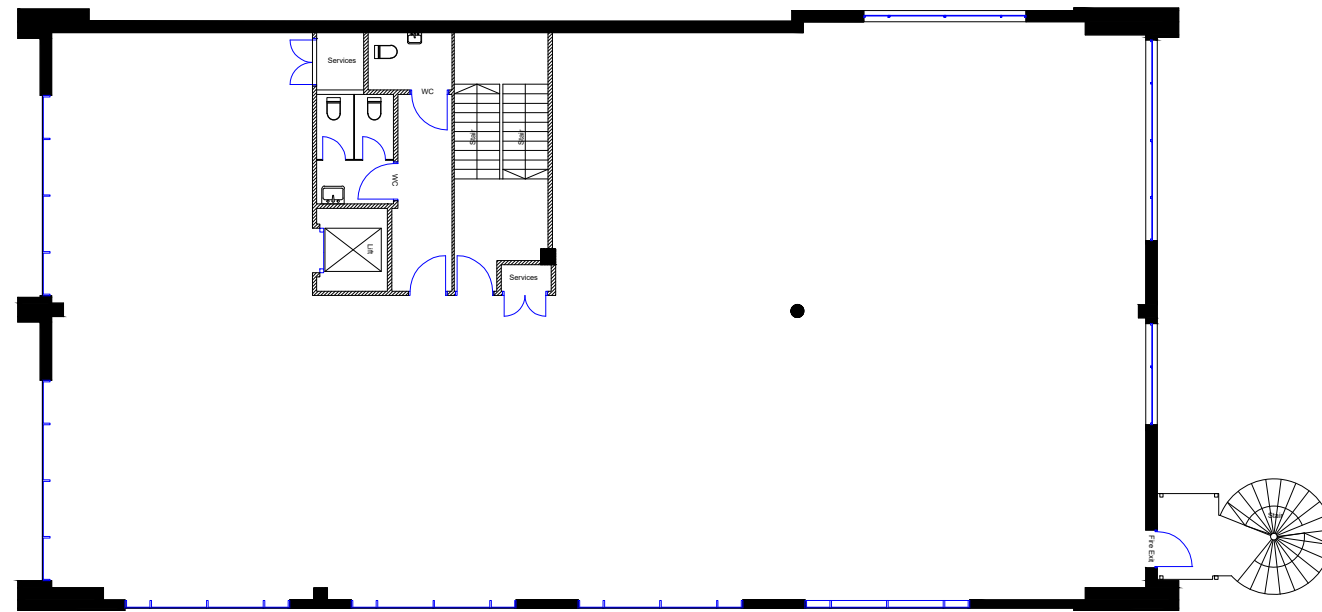
No.	Revision/Issue	Date
1	Issue	12/10/22

Firm Name and Address  
**sterlingtemple**  
 0203 4639225  
 www.sterlingtemple.com

Project Name and Address  
 Unit 5  
 Oaks Court  
 Borehamwood  
 WD6 1GS

Project 22.10.2466	Sheet Ground Level Floor Plan
Date 12th October 2022	
Scale 1:100 @ A3	





First Level

General Notes

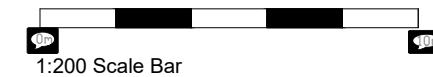
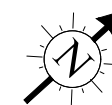
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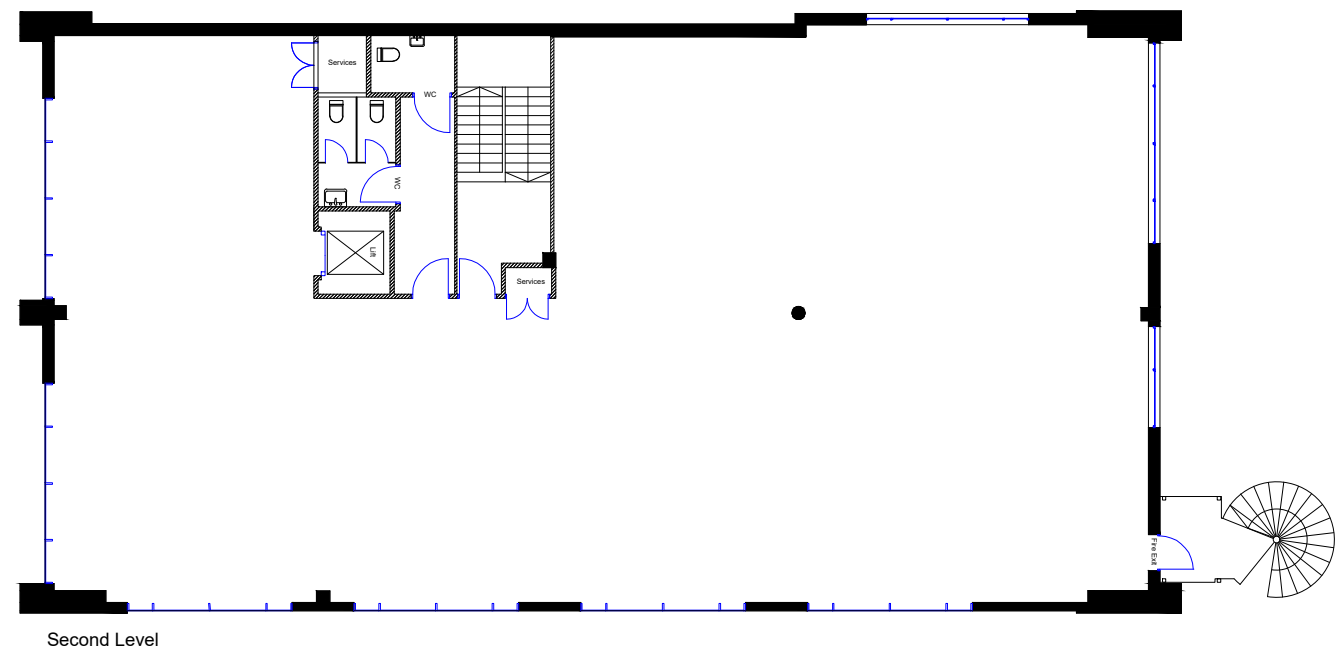
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Second Level

General Notes

 Net Internal Area

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