

# PROMINENT RETAIL / FOOD & BEVERAGE / MEDICAL UNIT (S.T.P.) - **TO LET**



From **353 - 1,317**sq.ft. approx N.I.A.

Units 5, 6 & 7 Sheraton House

Lower Road

**Chorleywood**

Herts

WD3 5LB

Located in a central location with multiple surrounding retailers / food  
& beverage operators

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## Location

The property is well positioned within Chorleywood being only 1.75 miles from J18 of the M25 and walking distance to Chorleywood railway station providing services into London Paddington.

There are multiple national and independent retailers / restaurants positioned nearby to the property, such as Costa Coffee & Co-Op and various estate agents.

## Description

The units can be found at ground floor and basement levels forming part of a substantial 1970's property providing commercial / residential space over ground, first, second and third floors, in a central location.

The units have been newly refurbished throughout and offers 3 letting opportunities suitable for various different types of uses such as retail, restaurant and medical (S.T.P.).

## Accommodation

	Sq. Ft.	M2
Unit 5	353	32.81
Unit 6	453	42.09
Unit 7	511	47.46
Basement to be let with Unit 7 or individually	1,713	159
<b>Total</b>	<b>1,317</b>	<b>122.36</b>

*Approx net internal area (N.I.A.)*

## Energy Performance Rating

TBC

## Terms

Rent: Unit 5: £ 16,500

Unit 6: £ 19,500

Unit 7: £ 29,500 + basement £14,500

The rents are per annum and exclusive of business rates, service charge, insurance and utilities. The rent will not be subject to VAT.

The premises are available individually on new full repairing and insuring leases direct from the landlord.

## Business Rates

The billing authority is Three Rivers District Council

Rateable value: TBC – not yet assessed following conversion works.

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not applicable to this property.



## Viewing and further information

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