

2 YARD STUDIOS, SLADE COURT,  
WATLING STREET, RADLETT, WD7 7BT

  
david charles  
property consultants

020 8866 0001

550 SQFT / 51 SQM

NEW LIVE WORK UNIT WITH PARKING – TO LET



## LOCATION

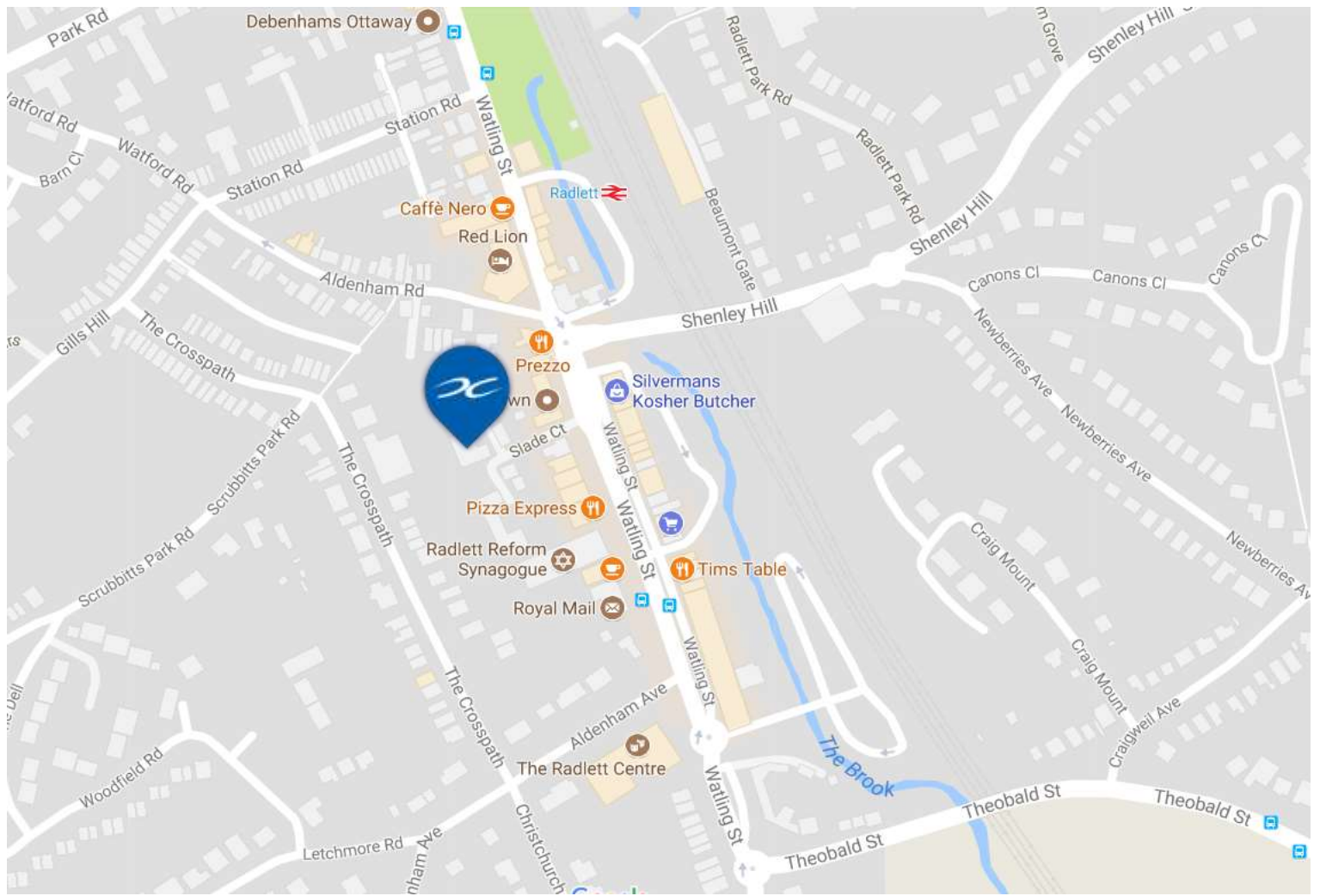
The units are located off of Watling Street (via Slade Court) which has an abundance of retail shops, restaurants and coffee shops. The premises are within walking distance of Radlett High Street. Additionally, the units are served well by transport with Radlett National Rail Station being a short walk away. Radlett can be easily accessed via road from the M25 junction 22 and M1 junction 5.

## ACCOMMODATION

The property comprises of two brand new live work units situated over ground and first floors. The units have been constructed to a high standard and have the benefit of office accommodation and toilets on the ground floor with living accommodation on the first floor, which benefits from a fully fitted kitchen and a shower room with a toilet and wash basin. There is underfloor heating throughout and the units are served excellently by natural light. Dedicated parking is available to the front of the building.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





## SIZE

Unit 1 – 550 sqft / 51 sqm **LET**

Unit 2 – 550 sqft / 51 sqm

## TERMS

The premises are available on an internal repairing and insuring basis for a term by arrangement.

## RENT

£1,500.00 per calendar month exclusive.

*\*Rent to be paid quarterly in advance\**

## BUSINESS RATES

Perspective tenants are advised to make their own enquires in this regard.

## VIEWINGS

Strictly by appointment through sole agents –

**GEORGE MORIARTY**

t: 020 8866 0001 | d: 020 8429 9003 | e: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)