

2 STATION ROAD,  
RADLETT, WD7 8JX

  
david charles  
property consultants

**OFFICE BUILDING AND WAREHOUSE – 1,596 SQFT / 148 SQM**  
**DEVELOPMENT POTENTIAL TO REAR – STPP**  
**SITE AREA – 3,569 SQFT / 331 SQM**  
**FREEHOLD FOR SALE**

**020 8866 0001**



Site boundaries are approximate

## LOCATION

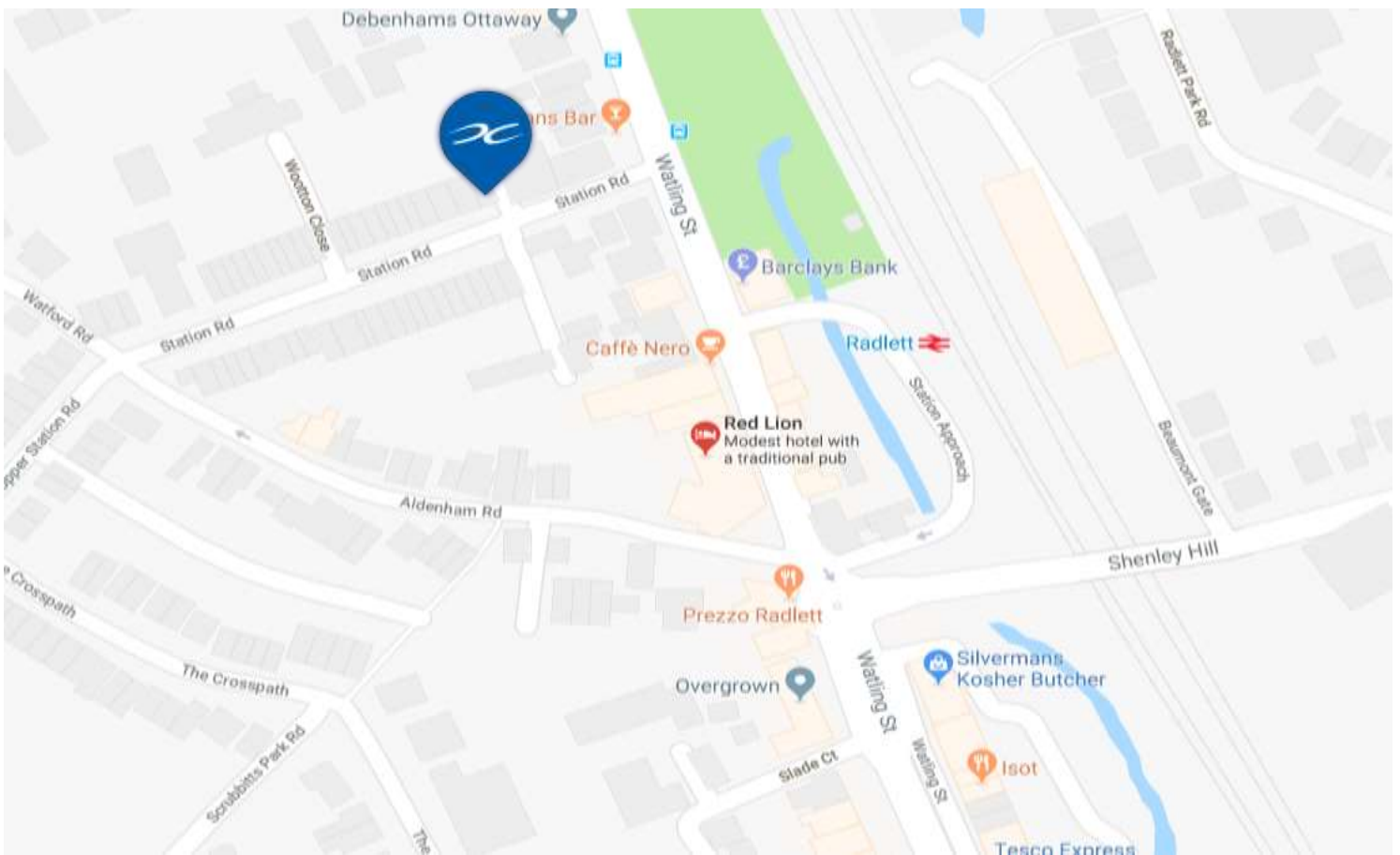
The property is located off of Watling Street which has an abundance of retail shops, restaurants and coffee shops. The premises are within walking distance of Radlett High Street. Additionally, the site is served well by transport with Radlett National Rail Station being a short walk away. Radlett can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

## DESCRIPTION

The property comprises an office building over ground and first floors totalling 950 sqft with a warehouse to the rear totalling an additional 646 sqft. The building has been owner occupied for a number of years and comprises various self-contained offices, open plan areas and kitchen and toilet facilities. To the front of the building there is a driveway, whilst to the rear there is a car park that can accommodate up to 6 cars. The existing building may be suitable for conversion to residential, whilst the car park to the rear may also be suitable for residential / commercial development, subject to obtaining planning. EPC Rating D

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.





#### AREAS (approximate gross internal)

Ground floor	460 sqft	42.76 sqm
First Floor	490 sqft	45.55 sqm
Warehouse	<u>646 sqft</u>	<u>60.06 sqm</u>
Total	1,596 sqft	148.2 sqm

Site Area      3,569 sqft      331 sqm      0.81 acres (approx)

#### TENURE

Freehold with vacant possession is available upon completion of the transaction  
 Note: the property is held under 2 separate freehold titles.

#### GUIDE PRICE

**£825,000 (subject to contract)**

#### BUSINESS RATES

Prospective purchasers are advised to make their own enquiries.

#### VIEWINGS

Strictly by appointment through sole agents –

**GEORGE MORIARTY**

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## Additional Photos

Rear of no.2 Station Road, Radlett:



Car Park to rear of no.6 Station Road, Radlett:

