

# The Engine House

## Shenley Park, Hertfordshire.

2700 Sq Ft of Studio Offices  
(B1 Space) | **To Let**



## Shenley Park

The house and grounds of Porters Park / Shenley Park date back to the 13th Century as a private family home, but for the 64-year period between 1934 and 1998 the land and buildings were adapted for use as a hospital facility by the local health authority, and briefly a wartime hospital, following their sale to Middlesex County Council in 1924.

**Shenley Park Trust** was established in 1992 as an independent charitable Trust to develop, manage and maintain many of the historic buildings in the Park and the creation of a 45 acre rural Park for the inhabitants of Shenley and neighbouring Parishes. The land was granted to the Trust on a 150 year lease from freeholder Hertsmere Borough Council. Shenley Park Trust is an award winning organisation (for innovation in developing and maintaining public open space) and together with the rental income from its properties the Trust is self financing and will aim to remain so for the remainder of its lease

## The Engine House

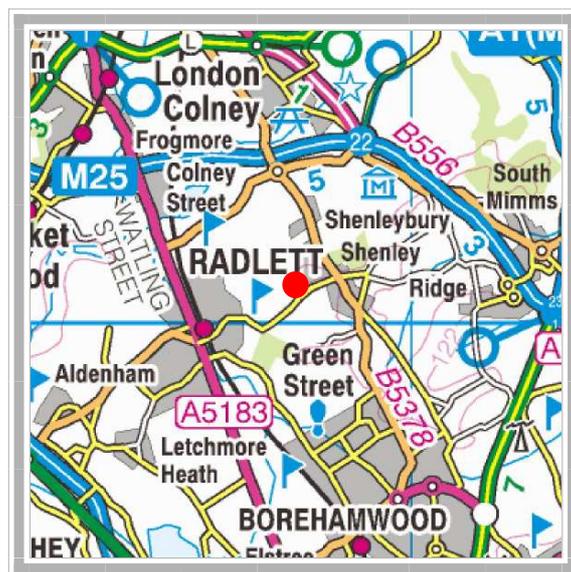
The property, probably late Victorian, was built originally to house the steam turbine powering the electricity supply to the Mansion House, and Park. Having fallen into disuse for some years, after Shenley Park Trust was established and the hospital finally closed, it became the home of the Shenley Park Trust Office with staff accommodation above. Around 2000 the property was acquired by the present owners and completely refurbished into architects' studio offices, retaining much of its original charm, character and features with open roof spaces and painted brickwork

## Location

The Engine House lies just off Radlett Lane, between Shenley and Radlett in a historic parkland setting, thus enjoying excellent road and public transport links (from Radlett). It is a two-storey mixed commercial and residential building orientated broadly speaking to face south west set in grounds to include driveway behind electrically operated metal gates, hard standing, parking and garden areas and further structures to be reserved for the residential occupier's storage requirements.

## Tenure and Planning

The property is held on long lease from the Shenley Park Trustees, who hold the land under an agreement with Hertsmere Borough Council the freeholders. The planning consents for the park pursue a policy of diversity, and accordingly this building enjoys residential planning permission for one side of the property and the half now offered for leasing enjoys permission for B1 Office use.



## Accommodation

A new occupational lease is offered, with 8 car parking spaces available immediately on site, which neighbours the park's public visitor parking area. The accommodation available comprises the following net floor areas, measured in accordance with RICS guidelines:

	Approximate Measurements	Area
<b>Front Office / Reception :</b>	9.12 x 3.91 m	36.29 m <sup>2</sup> / 390 ft <sup>2</sup>
<b>Front Office :</b>	3.42 x 3.85 m	12.66 m <sup>2</sup> / 132 ft <sup>2</sup>
<b>Design Studio:</b>	10.5 x 5.2 m	54.19 m <sup>2</sup> / 583 ft <sup>2</sup>
<b>Rear Reception lobby &amp; Design Studio:</b>	3.1 x 4.70 m 3.0 x 8.95 m	94.39 m <sup>2</sup> / 1016 ft <sup>2</sup>
<b>Archive &amp; Storage:</b>	3.07 x 3.09 m 3.30 x 3.30 m (max)	17.1 m <sup>2</sup> / 184 ft <sup>2</sup>
<b>Kitchen area:</b>	1.78 x 4.01 m	7.17 m <sup>2</sup> / 77 ft <sup>2</sup>
<b>Total Ground Floor:</b>		<b>222 m<sup>2</sup> / 2390 ft<sup>2</sup></b>
<b>First Floor Chairman's Office:</b>	(Possibly available)	<b>30.71m<sup>2</sup> / 330 ft<sup>2</sup></b>
<b>Total Ground &amp; First Floor:</b>		<b>253m / 2720 ft<sup>2</sup></b>

## Amenities

- ✓ Unique parkland setting.
- ✓ Character building, newly refurbished.
- ✓ Large open office areas.
- ✓ Good natural light.
- ✓ Generous private and visitor parking.
- ✓ Shops within walking distance.
- ✓ Additional facilities of Shenley Park available.

## Terms

A new full repairing and insuring occupational lease is offered for a period of ten or twelve years with 4 or 5 yearly rent reviews, or otherwise by arrangement.

## Rental

A rent equating to £18.50 per sq ft.

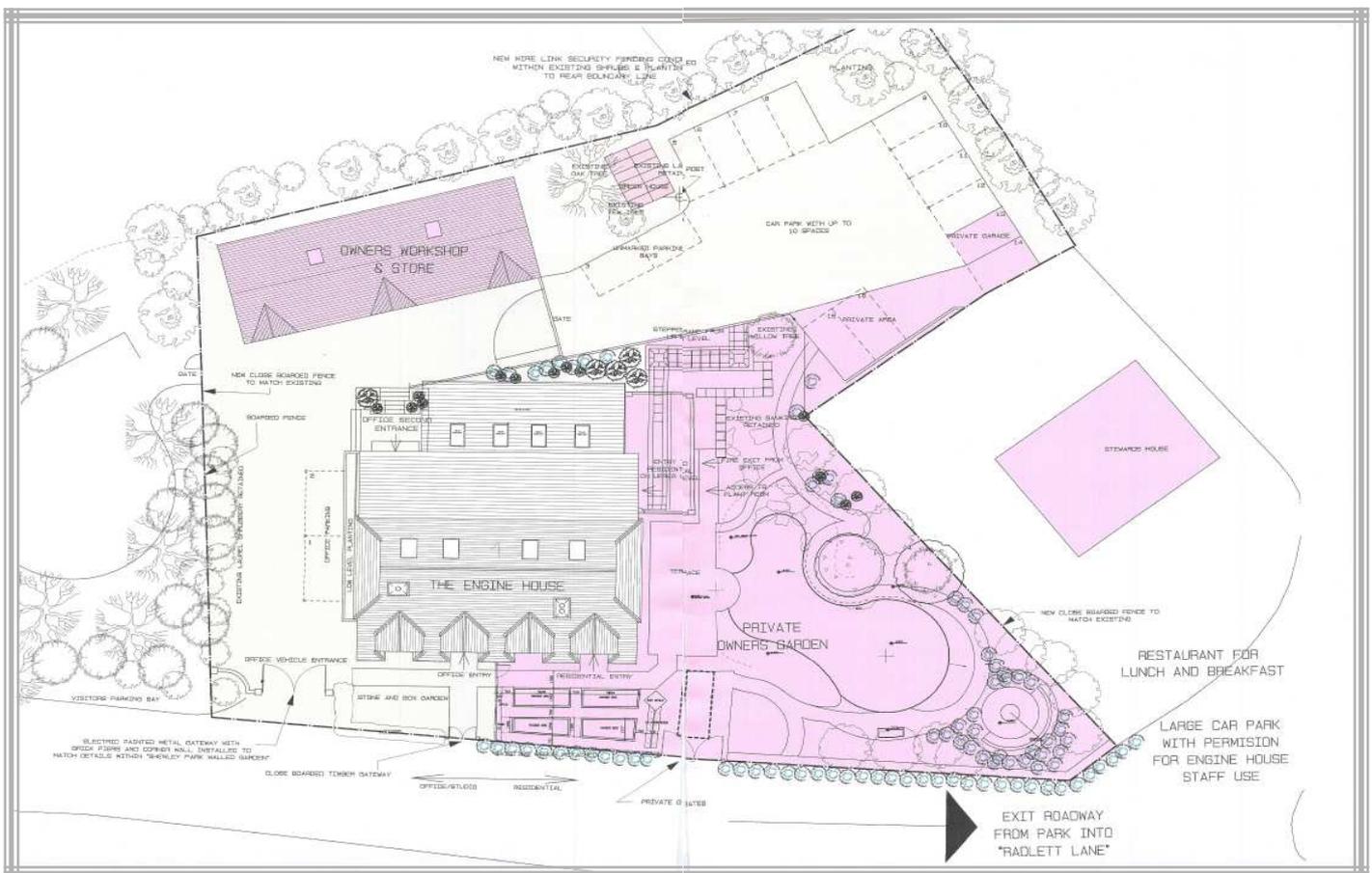
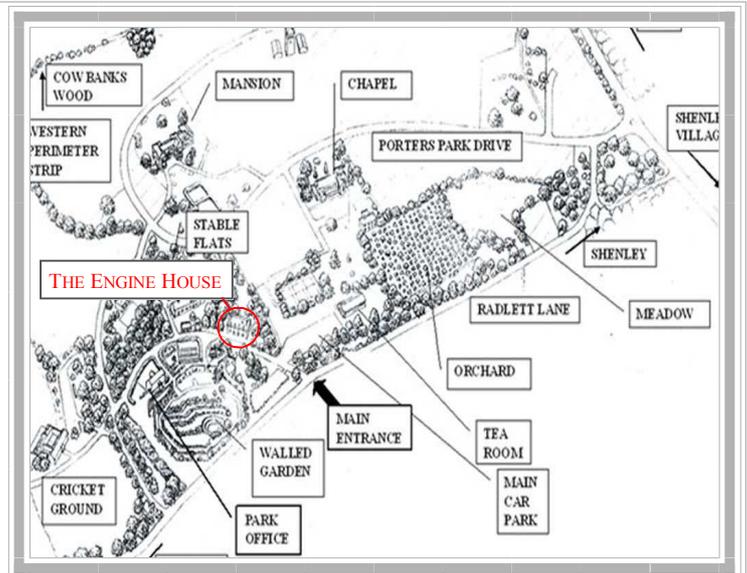
## Rates

To be assessed. Hertsmere Borough Council (applicants are advised to make their own enquires: 0208 207 2277).

**Legal Costs:** Each Party to bear their own legal costs .

**Possession :** Available immediately upon completion.

**Viewing:** By arrangement with agents: Peter Coward and Company,  
Consultant Surveyors,  
11 Station Approach, Radlett, Herts. WD7 7AP  
(t) 01923 855636 | (f) 01923 852395  
(e) p.coward@zen.co.uk (w) www.rad-let.co.uk



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