

## SELF CONTAINED OFFICE BUILDING (ARRANGED OVER 3 FLOORS) LEASE TO ASSIGN



### THEOBALD STREET BOREHAMWOOD WD6 4RT 4,904.47 SQ FT (455.62 SQ M) NET INTERNAL 5,899 SQ FT (548 SQ M) GROSS INTERNAL

**Location:**

Situated on Theobald Street, Borehamwood. The premises are within walking distance from Borehamwood & Elstree Station (First Capital Connect) for services to St Pancras International, Luton and Gatwick Airports, Brighton and Bedford. Borehamwood Shopping Park is just across the road.

**Description:**

Comprising a virtually detached three storey office building with parking and gas central heating. The building could be used as one or alternatively as three separate floors. Each floor has an element of open plan space, as well as some partitioned offices all served by two staircases, one at the front of the building and one at the rear. Most areas have floor mounted power points and there is parking for two cars at the front of the building and a further six spaces to the rear.

**Areas:**

Ground Floor

Part open plan, part partitioned offices 18.44 m deep x 8.9 m wide  
Separate male and female WC's

### 1<sup>st</sup> Floor

Part open plan, part partitioned offices 16.9 m deep x 7.23 m wide  
Double aspect with glazed roof lights  
Male and female WC's

### 2<sup>nd</sup> Floor

Open plan area	15.27m deep x 5.69m wide
Reception lobby	6.50m deep x 4.49m wide
Partitioned offices	4.26m deep x 4.17m wide
Partitioned offices	6.4m deep x 4.38m wide
Kitchen	4.21m deep x 1.78m wide
Total area (net internal)	4,904 sq ft (455.62 sq m)
Total area (gross internal)	5,899 sq ft (548 sq m)

**Parking:** 2 spaces to the front of the building  
6 spaces in a car park at the rear of the building

**Lease:** Held on a 15 year Lease from 1998 with 5 yearly rent reviews at £68,000 pax (expiring December 2013).

**Freehold:** The Freehold is possibly available with vacant possession.

**Business Rates:** Borough of Hertsmere. Rateable Value for 2010-2011 £39,750 and Rates Payable is approximately £16,456.50 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**EPC:** Band C.

**VAT:** VAT will be chargeable if applicable.

**Reference Charge:** Claridges/Bernard Gordon charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** By Appointment only via Joint Sole Agents:-

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