

SELF CONTAINED OFFICE BUILDING (ARRANGED OVER 3 FLOORS) NEW FRI LEASE TO BE LET



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 double glazed windows throughout, 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

1st 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

2nd 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

Services: Gas central heating. (note the services have not been tested)

Planning: The present use is B1 (offices). A letting conditional upon a change of use from B1 to D1 may be given favourable consideration.

Lease: Available on a new Full Repairing and Insuring Lease at £68,000 pa for a term to be agreed, with 3 yearly rent reviews.

Business Rates: Borough of Hertsmere. Rateable Value for 2012 is £39,750 and Rates Payable is approximately £17,211.75 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office 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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