

Claridges

COMMERCIAL PROPERTY CONSULTANTS

For retained clients only

DETACHED SINGLE STOREY B1 PREMISES WITH 2 PARKING SPACES

TO LET

APPROX 1961 SQ FT (182.17 SQ M)



Ready for occupation Summer 2017

R/O THEOBALD STREET, BOREHAMWOOD WD6

020 8559 1122

Situation	The property is located to the rear of 53 Theobald Street, within a few minutes walk to Shenley Road, Elstree & Borehamwood Station (First Capital Connect for services to Bedford, Brighton, Gatwick & Luton Airports and Central London) and bus terminus. It is also just across the road from Borehamwood Shopping Park.
Description	<p>The property comprises a detached, single storey commercial building. It is currently being used for storage, but comprises the following accommodation:-</p> <p>Entrance hall 2 x offices Workshop Open plan showroom/office 3 x additional rooms/stores Kitchen 2 x WC's</p> <p>Total Gross internal floor area approximately 1,961 sq. ft (182.17 m²)</p> <p>Exterior Covered car parking area for 2 cars.</p> <p>Services/amenities</p> <p style="padding-left: 40px;">Gas central heating in parts Ceiling height approx 3.52m (11' 6") 3 phase electrics Provision for CCTV</p> <p>Note- The services have not been tested</p> <p>The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase/lease either expressly or impliedly and for the avoidance of doubt Claridges will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.</p>
Rates	<p>Rates payable £8,107 (for 2015/16)</p> <p>Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures,</p>
VAT	The property is not elected for VAT purposes
Planning	I am advised that the property enjoys B1 use
Tenure	The property is offered on a new F R & I lease for a minimum term of 5 years
Rent	Offers invited in excess of £30,000 pax, subject to contract
EPC	Applied for
Fees	Claridges are not retained and a prospective tenant would be responsible for paying our fees at 10% of the average rent plus VAT.
Reference Charge	Claridges charges a fee of £200 plus VAT 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.
Holding Deposit	Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
Viewing	<p>Strictly by appointment only via Agents Claridges Commercial – 020 8559 1122 E: info@claridges-commercial.co.uk</p>

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.