

49C THEOBALD STREET

BOREHAMWOOD, WD6 4RT

FOREST

REAL ESTATE

TO LET

4,748 SQ FT

Detached Warehouse/Showroom Building

Key Features

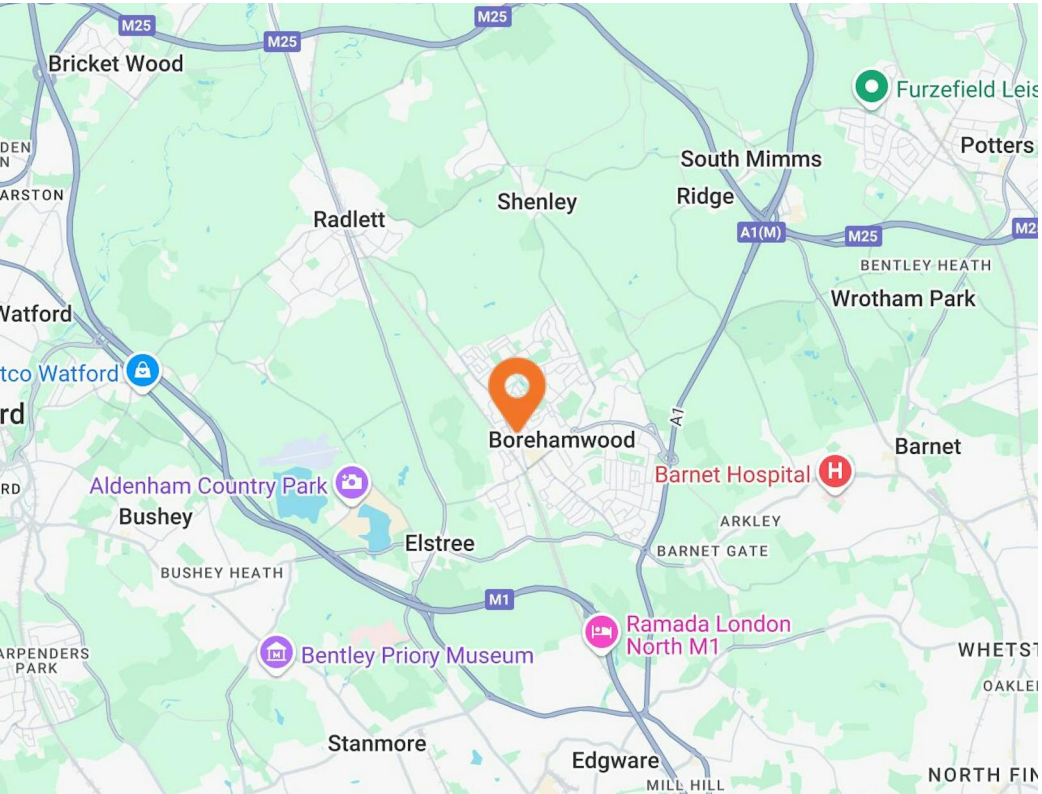
- Detached Building
- Parking Up To 10 Spaces
- LED Lighting
- Security Shutters
- Within A Short Walk Of Elstree & Borehamwood Station
- Ceiling Heights Up To 3m
- Gas Central Heating
- No VAT or Service Charge Payable
- Intercom





Unit C, 49c Theobald Street
Borehamwood, WD6 4RT





Description

This single-story detached warehouse/industrial building, situated in a small industrial estate, has most recently served as a showroom for kitchens and bathrooms, accompanied by a rear workshop.

There exists potential to install a mezzanine floor and to enhance the overall ceiling heights, pending approval from the landlord.

Externally, the property boasts abundant parking space for up to 11 vehicles.

Location

This property is located in an industrial estate off Theobald Street, which is within a 5 minute walk from Elstree & Borehamwood Station providing great access to into central London via the Thameslink.

The unit is also located across the road from Borehamwood Shopping Park, with a wide variety of nationwide brands are situated.







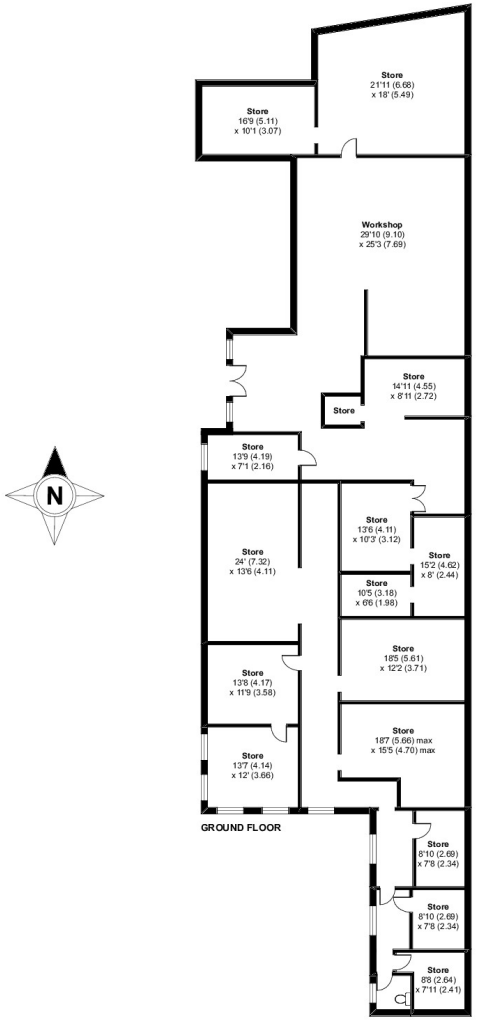


Plans

Floor Plan

Theobald Street, Borehamwood, WD6

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Forest Real Estate Limited. REF: 1115680

Availability

Lease	New Lease
Rent	£68,000 per annum
Rates	£22,330.25 per annum
Service Charge	N/A
VAT	Not applicable
EPC	E (101)

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