

# 4 THEOBALD COURT

THEOBALD STREET, BOREHAMWOOD, WD6 4RN

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FOREST  
REAL ESTATE

THEOBALD  
COURT

THEOBALD  
COURT

# FOR SALE

## 2,277 SQ FT

### Freehold Office Building

### Key Features

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- Freehold
- Front and rear access
- Air conditioning
- No VAT
- A variety of cafés and eateries along Shenley Road are just moments away
- 9 allocated parking spaces
- Private gated estate
- Gas central heating
- Elstree & Borehamwood Station can be reached within a short walk

**4 Theobald Court, Theobald Street**  
Borehamwood, WD6 4RN





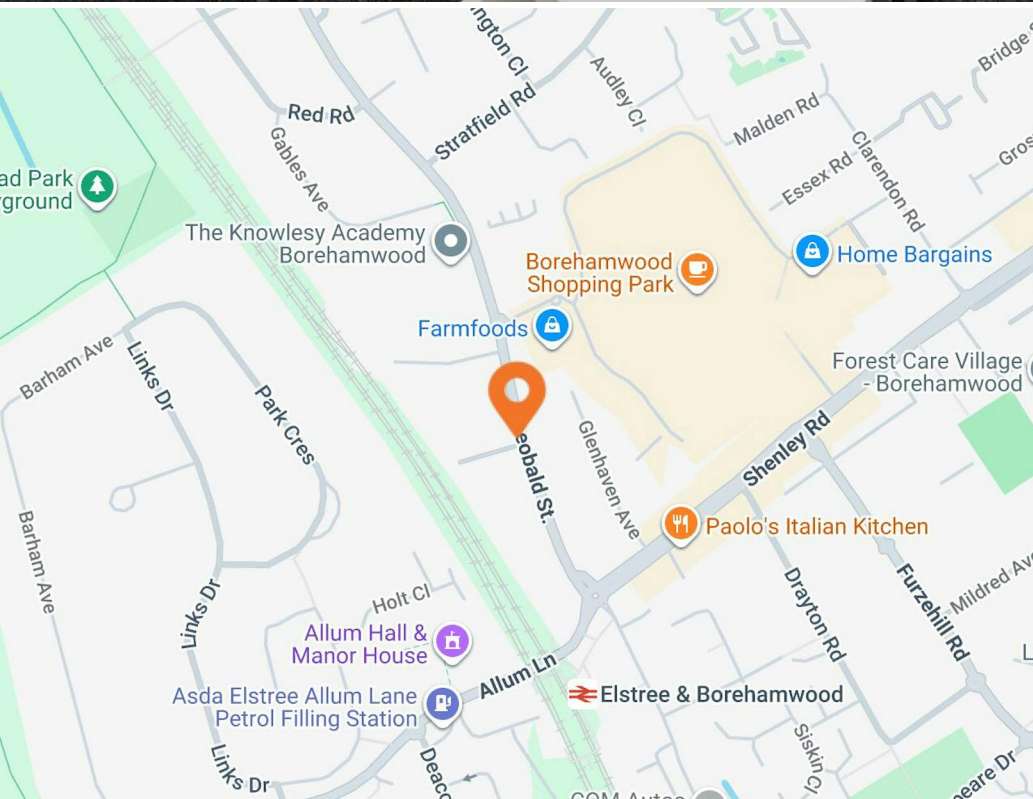
## Description

Self-contained office building arranged over three floors. The property comprises predominantly open-plan office accommodation, with a private meeting room situated on the second floor. Access is available directly from Theobald Street as well as from the rear, providing flexibility to sublet the ground floor independently or create a dedicated client entrance if required.

The building benefits from four WCs, including one disabled-access WC, together with tea points on both the ground and first floors. Additional features include air conditioning, gas central heating, and attractive sash windows to the front and rear elevations.

## Location

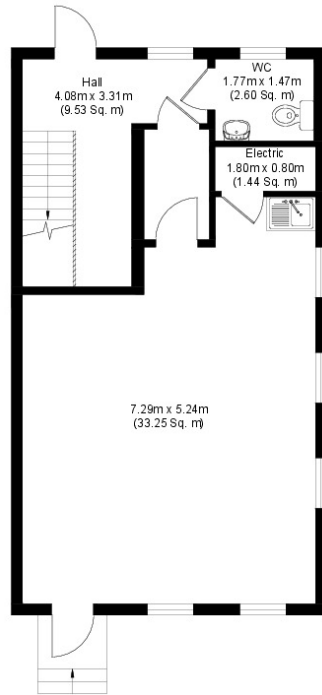
Located in the heart of Borehamwood, Theobald Court is a well-established business development comprising seven adjoining office buildings, offering a professional and accessible working environment. Positioned prominently on Theobald Street, the scheme benefits from a central location within one of Hertfordshire's most recognised commercial hubs.



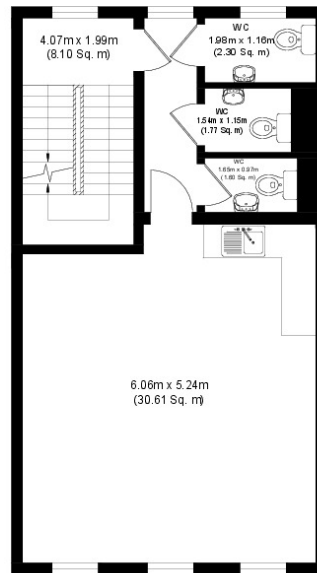
The development is ideally situated just a short walk from Borehamwood railway station, providing direct Thameslink services into Central London and surrounding areas, making it highly convenient for both staff and visitors. A wide range of local amenities are also within easy reach, including cafés, restaurants, retail facilities and leisure amenities, all contributing to an excellent occupier experience



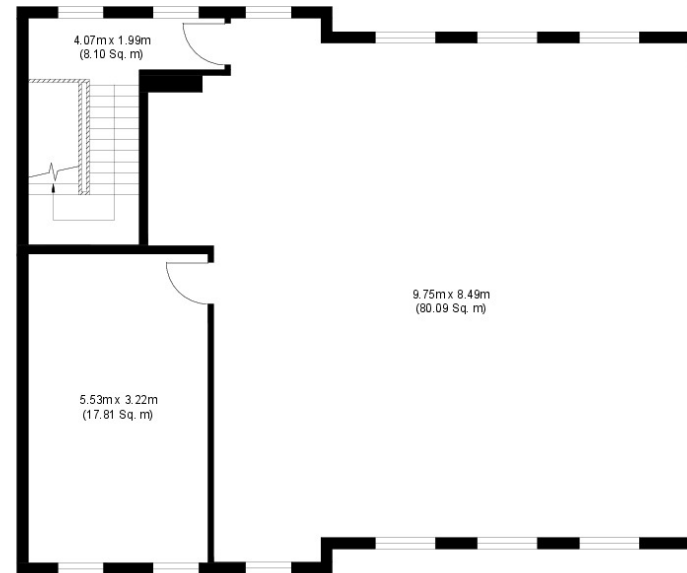
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Ground Floor



First Floor



Second Floor

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Stated measurements are generally the longest measurements of the rooms, times by, the longest points of the room. This does not mean if you times them it will equal the room size as most rooms are not perfect rectangles.



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	551	51.19
1st	551	51.19
2nd	1,175	109.16
<b>Total</b>	<b>2,277</b>	<b>211.54</b>
<b>Price</b>	£750,000	
<b>Rates</b>	£16,900 per annum	
<b>Service Charge</b>	£1,715 per annum	
<b>VAT</b>	Not applicable	
<b>EPC</b>	D (90)	

# Contact

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