



53A Theobald Street

Borehamwood, WD6 4RT

Self Contained First Floor Offices

With Parking

To Let

1,313 sq ft
(121.98 sq m)

- Good Decorative Condition
- Air Conditioning
- Excellent Natural Light
- Shared Reception
- Male & Female WCs
- Within A Few Minutes Walk From Elstree & Borehamwood Station
- Immediately Opposite Borehamwood Shopping Park

Summary

Available Size	1,313 sq ft
Rent	£34,000 per annum
Rates Payable	£11,344 per annum
Service Charge	£4,500 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Location

Borehamwood is a popular, busy town in Hertfordshire, just on the border of North London. Borehamwood has a rich cinematic history being the home of Elstree studios, and now home to the new flagship SKY Studios complex. Elstree and Borehamwood train station, just a 2 minute walk from the property, provides Thameslink services to Central London (in 20 mins), Luton, Bedford, Gatwick and Brighton. Borehamwood is also conveniently close to the M1 and M25 providing excellent road connections. Borehamwood shopping Park is located opposite the property for easy access to amenities including Boots, Marks and Spencer, Next, Aldi, Costa Coffee etc. Shenley Road is also within a 2minute walk for access to Borehamwood High Street's shops, restaurants, café's and other amenities. Bus services are also readily available.

Description

Comprises a highly prominent three storey modern office building fronting Theobald Street in the heart of Elstree & Borehamwood, with the available offices arranged on the first floor. The offices are arranged mainly in clear space with two separate private offices. The premises are in good decorative condition benefitting from air conditioning, excellent natural light, carpeting, kitchenette, male & female WCs and the use of the ground floor reception.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	1,313	121.98	Available
Total	1,313	121.98	

Rent

£34,000 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant

Viewings

Strictly by appointment through owner's SOLE agents as above.



Viewing & Further Information



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