

Borehamwood - 53 Theobald Street WD6 4RT  
Commercial/Office Building to Rent (Class E)



BLUE ALPINE

PROPERTY CONSULTANTS





# Borehamwood - 53 Theobald Street WD6 4RT

## Commercial/Office Building to Rent (Class E)



### Property Features:

- Comprises three-storey commercial/office building
- Property benefits from 2 car parking spaces
- Suitable for variety of uses (Class E) including medical, educational, gym, studios, office and more
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within short walk from Borehamwood Station (Thameslink), providing services to Central London, Luton, Bedford, Gatwick and Brighton.



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### Property Description:

Comprises self-contained office building arranged over ground, first and second floor. The property has been previously used as an office, and benefits from main entrance fronting Theobald Street, providing the following accommodation and dimensions:

Ground Floor: 150 sq m (1,615 sq ft)

Reception, 5 rooms, kitchen, storage, wc

First Floor: 125 sq m (1,345 sq ft)

Large open plan office, 2 office rooms, kitchen, wc

Second Floor: 170 sq m (1,830 sq ft)

4 office rooms, kitchen, wc

Total NIA: 445 sq m (4,790 sq ft)

Total GIA: 466 sq m (5,021 sq ft)





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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,913.46 per week (PCM: £8,291.66)

Deposit: £24,875 (3 Months)

### Rateable Value:

Rateable Value - £81,500 p.a.

Rates Payable - £44,482 p.a.

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



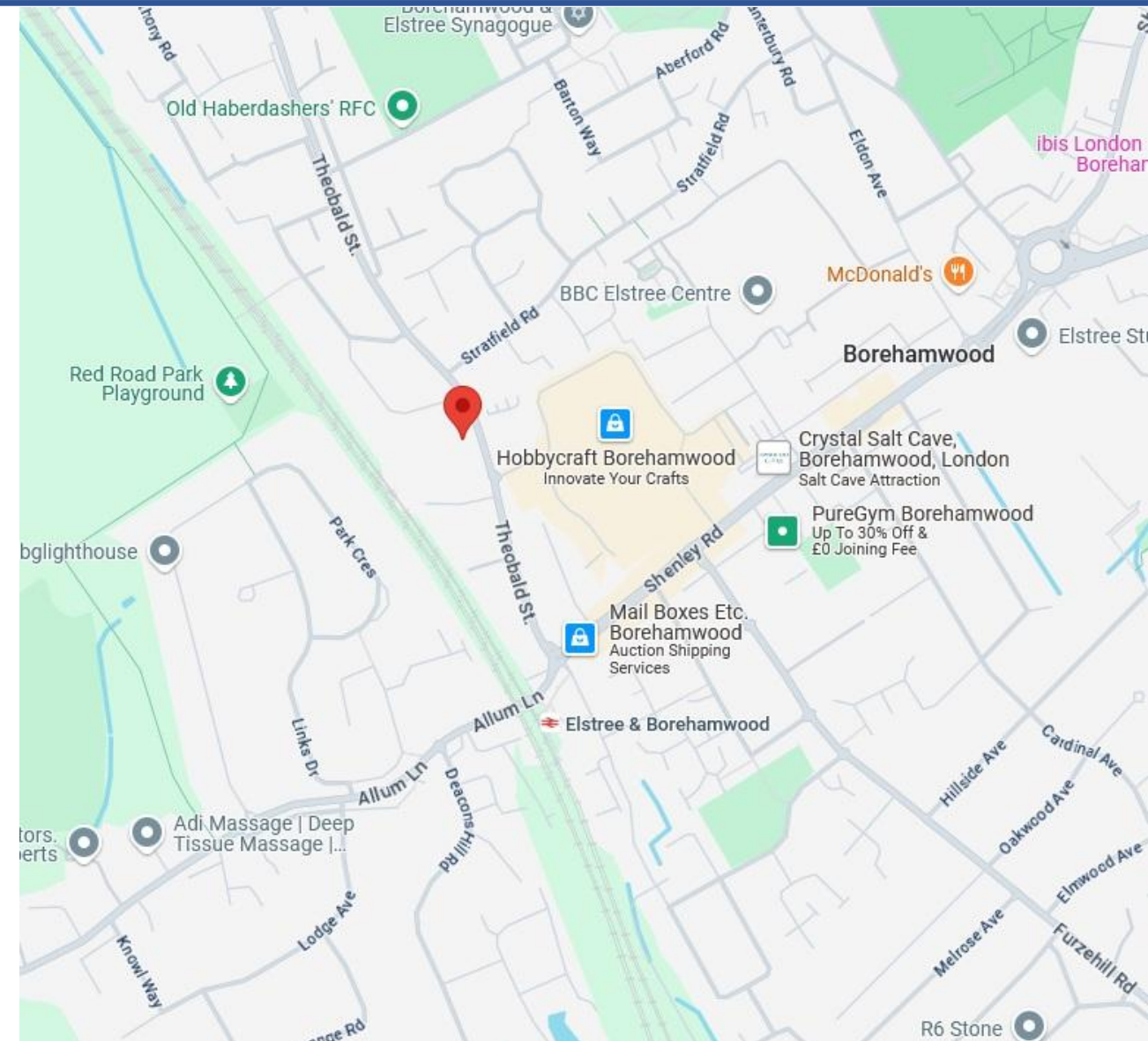
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### Location:

Conveniently located in the heart of Borehamwood Town Centre within a few minutes' walk from Elstree and Borehamwood Station (Thameslink) for services to Central London, Luton, Bedford, Gatwick and Brighton. Borehamwood shopping Park is located virtually next to the property for easy access to many amenities including Boots, Marks and Spencer, Next, Aldi, Costa Coffee etc. Shenley Road is also within a 30 second walk for access to Borehamwood High Street's shops, restaurants, café's and other amenities. Bus services and shopping facilities are readily available.

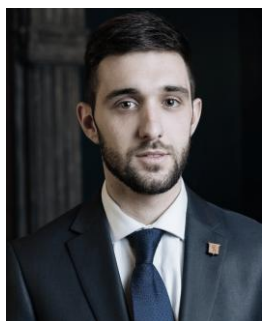


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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