



Ground Floor Office Suite Available On Flexible Inclusive Terms

1 Theobald Court

Theobald Street, Borehamwood, WD6 4RN

Office

TO LET

416 sq ft

(38.65 sq m)

- Rent includes utilities and broadband
- Comfort cooling and heating
- LED lights
- Burglar alarm
- Kitchenette
- 2 parking spaces
- 2 minutes walk to Elstree & Borehamwood station, shops and restaurants
- 1.7 miles to A1, 1.8 miles to A41

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Summary

Available Size	416 sq ft
Rent	£2,000 per month inclusive of utilities, broadband and service charges
Rateable Value	£8,400 Small Business Rates Relief could reduce rates payable to nil.
VAT	Not applicable
EPC Rating	Upon Enquiry

Description

An attractive office suite comprising the whole of the ground floor of a 3-storey office building with its own separate entrance.

Theobald Court comprises an attractive small courtyard development of 7 individual office buildings with excellent secure car parking.

1 Theobald Court is located within the courtyard and is accessed from Theobald Street through an archway

Location

Located within 2 minutes walking distance of Elstree and Borehamwood mainline railway station offering Thameslink train services to Luton/Luton Airport Parkway, London St Pancras International (approximately 26 minutes), Gatwick Airport and Brighton.

Borehamwood Shopping Park is also within a 2 minute walking offering a wide range of retail facilities including Lidl, Aldi, Next, Costa, Starbucks, Boots and M&S Foodhall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	416	38.65
Total	416	38.65

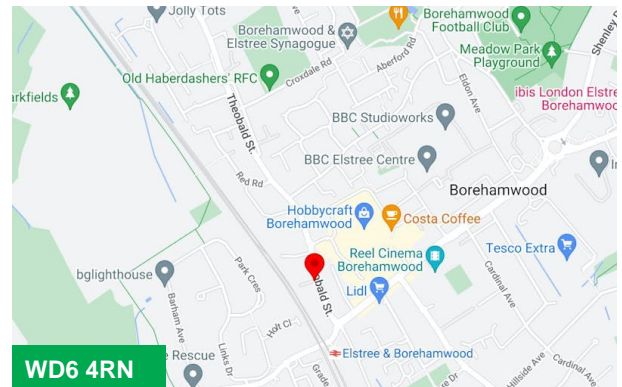
Viewings

Strictly by appointment via sole agents.

Terms

The rent includes utilities, buildings insurance, service charges, and burglar alarm but excludes broadband and telecoms.

A flexible lease is available



Viewing & Further Information

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