



Refurbished Self Contained Offices

Gerrard House

43-45 Theobald Street, Borehamwood,
WD6 4RT

Office

TO LET

2,094 sq ft

(194.54 sq m)

- Self contained refurbished ground floor offices
- Air conditioning
- Fully alarmed
- 8 car parking spaces

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Summary

Available Size	2,094 sq ft
Rent	£49,500 per annum
Rates Payable	£12,225.50 per annum 2021/2022
Rateable Value	£24,500
EPC Rating	D (90)

Description

The property comprises ground floor, refurbished, self contained offices prominently located opposite the entrance to Borehamwood shopping park and less than 200 metres from Elstree and Borehamwood mainline railway station.

There are a wide variety of retail and leisure amenities within a short walking distance.

Accommodation

The accommodation comprises the following measured on an IPMS3 basis.

Name	Sq ft	Sq m
Ground	2,094	194.54
Total	2,094	194.54

Viewings

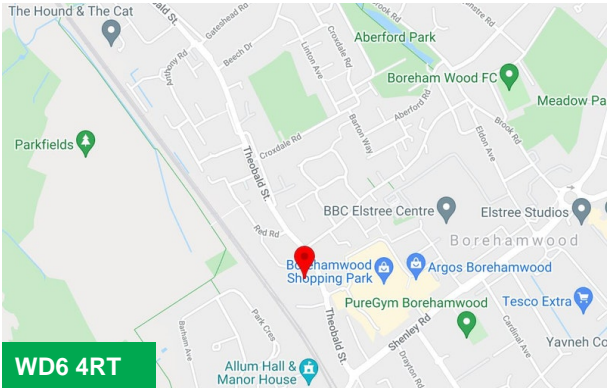
Strictly by appointment via sole agents.

Terms

New fully repairing and insuring lease for a term to be agreed

VAT

The property is registered for VAT and therefore VAT will be charged on the rent.



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096
graham.payne@stimpsons.co.uk

Stimpsons

01707 259599

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