



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

stimpsons.co.uk

Gerrard House, 43-45 Theobald Street, Borehamwood, WD6 4RT

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

, , , ,

DISCLAIMER Stimpsons Consultant Surveyors Limited for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of hem; (iii) no person in the employment of Stimpsons Consultant Surveyors Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices/rents are quoted exclusive of any VAT which may be payable. Generated on 08/t1/2021