



## High Quality Refurbished Offices

### First Floor, Regent House

Theobald Street, Borehamwood, WD6 4RS

Office

# TO LET

**6,029 sq ft**

(560.11 sq m)

- Prominent location
- Adjacent to railway station and High Street facilities
- 18 On site car parking spaces
- Full access raised floor
- Fully refurbished
- Low EPC Rating B37
- Excellent natural light

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## Summary

<b>Available Size</b>	6,029 sq ft
<b>Rent</b>	£241,160 per annum
<b>Rates Payable</b>	£68,775 per annum Based on 2023 rateable value. Rates payable 2024/25
<b>Rateable Value</b>	£130,000
<b>Service Charge</b>	£7 per sq ft 2024 Budget
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B (37)

## Description

The first floor suite has been fully refurbished to provide modern, light and airy, high quality office accommodation.

## Location

Regent House is prominently located on the corner of Theobald Street, Shenley Road and Allum Lane on the mini-roundabout at the northern end of Borehamwood's retail facilities. The building is immediately adjacent to Elstree & Borehamwood Railway Station.

Borehamwood is located approximately 12 miles north of Central London and benefits from being close to the A1, A41, M25 and M1. The building is approximately one mile from the A1 and less than 100m walk from Elstree & Borehamwood Railway station, offering Thameslink services to Central London (approximately 20 minutes), Luton and Gatwick airports and onward connections to Europe.

## Accommodation

The first floor suite comprises the following area:

Name	sq ft	sq m	Availability
1st - 1st Floor Offices	6,029	560.11	Available

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

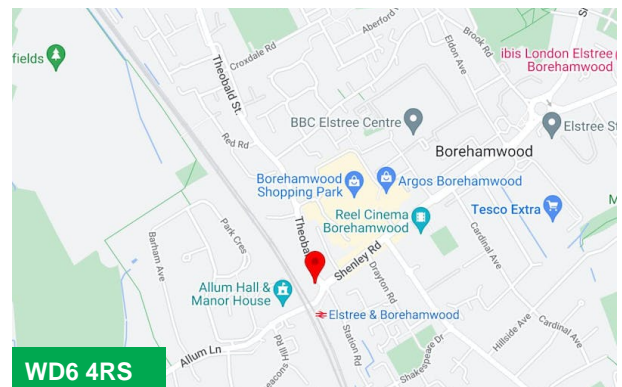
The suite is available by way of a new effective full repairing and insuring lease for a term to be agreed with the ingoing party.

## Service Charge

The service charge budget for 2024 is £8.50 per sq ft.

## VAT

The property is VAT registered. VAT is charged on the rent and service charge.



## Viewing & Further Information

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