

# Swaker Yard

## Borehamwood WD6 1AA

Next to Borehamwood Station

## To Let – Preliminary Details

Exception Ground Floor Office / Retail Space

**1,101 Sq Ft (Net) Approx.**

- Potential Retail / Coffee Shop use
- New Building
- Very Close to Elstree Studios



# Swaker Yard, Borehamwood, WD6 1AA

## BOREHAMWOOD

Borehamwood is a strong commercial location occupying a strategic location adjoining the A1 two miles south of its intersection with the M25 at South Mimms (junction 23). In addition to the M25 it also offers a direct access to London and the North Circular Road.

Borehamwood and Elstree Station is a short distance from the property and provides an extremely efficient service to London and is on the Thames Link to Gatwick and Brighton.

Borehamwood has developed strongly as an office centre with a series of major headquarters facilities at Elstree Way and a cluster of buildings around the station area of which this development is part.

The town is a global center for the film industry with Elstree Studios within walking distance.

## DESCRIPTION

Part of a brand new office and residential development located right next to Borehamwood railway station.

The building has a very prominent position just off Borehamwood Highstreet.

The available accommodation comprises a ground floor office or retail space with doors opening onto the footpath fronting the property.

The specification provides:

- Air conditioning
- LED lighting
- Brand new building
- Suitable for office or retail uses.
- Potential for food and beverage uses.
- Fronting onto a very busy road.

## CAR PARKING

There is no parking with the property however off site parking can be provided in close proximity at an additional cost.

## TERMS

Rent £40.00 per square foot.

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance. Details on request.

All terms are subject to VAT where applicable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). TBC

## AVAILABILITY

December 2023

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or telephone 01707 274237.

## NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: TBC

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.