

TO LET



Calleo House
49 Theobald Street
Borehamwood
WD6 4RT

Ground & 1st Floor Offices

2,062 SqFt to 4,169 SqFt
(191.57 SqM to 387.35 SqM)

- Town centre offices with high quality interior designed fit out
- Available as a whole or floor by floor
- Within 250 metres of mainline train station & town centre
- Raised floors with inset data cabling and 1Gb fibre line
- Fully air conditioned
- Predominantly open plan with board and meeting rooms
- Furnished options available
- Excellent parking ratio 1:230 per sq ft (18 total)

Location

Situated prominently fronting onto Theobald Street close to its junction Shenley Road. The retail and leisure facilities of the Town centre are within a very short walk.

Elstree & Borehamwood mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 25 minutes.

A1(M)	1.5 Miles
M25 (Junction 21a)	4.2 Miles
M1 (Junction 4)	2.0 Miles

Description

High specification modern offices with excellent natural light incorporating a wealth of interior design features. The offices are available as a whole or floor by floor, which are predominantly open plan with full height glazed partitions to create offices and meeting/board rooms.

There is a fully raised floor with inset data cabling and a 1Gb fibre line connection, air conditioning, LED lighting, underfloor heating, security and door entry systems. Each floor has a fully fitted kitchen, break out areas and WC facilities including a shower to the first floor.

There are 18 parking spaces in total (9 each floor if split).

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £125,000 per annum exclusive for the whole building (or £63,250 per annum per floor).

VAT

The property is not elected for VAT and is not payable on the rent.

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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 them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	191.57	2,062
First Floor	<u>195.78</u>	<u>2,107</u>
Total	387.35	4,169

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Band D - 89

Business Rates

We are advised the current rates payable are:

Ground Floor	£19,500
First Floor	<u>£18,500</u>
Total	£37,000

Interested parties are advised to contact the relevant Local Authority.

Service Charge

If the accommodation is let on a floor-by-floor basis there will be a service charge for the contribution towards common part and external repair and maintenance. Details available upon request.

Viewings

For further details please contact the sole agents

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk



Ground floor



First floor

