



Ref: 1230

**SELF CONTAINED OFFICE BUILDING  
(ARRANGED OVER 3 FLOORS)  
To be let on new F R & I lease  
For a term to be agreed**



**53, THEOBALD STREET  
BOREHAMWOOD WD6 4RT  
4,904.47 SQ FT (455.62 SQ M) NET INTERNAL  
5,899 SQ FT (548 SQ M) GROSS INTERNAL**

**Also ideal for school/training/college/medical/dental (D1), subject to planning  
Immediate possession available.**

**Location:** Situated on Theobald Street, Borehamwood. The premises are within easy walking distance from Borehamwood & Elstree Station (First Capital Connect) for services to St Pancras International, Luton and Gatwick Airports, Brighton and Bedford. Borehamwood Shopping Park is just across the road.

**Description:** Comprising a virtually detached three storey office building with parking and gas central heating. The building could be used for single occupation or alternatively as three separate floors. Each floor has an element of open plan space, as well as some partitioned offices all served by two staircases, one at the front of the building and one at the rear. Most areas have floor mounted power points. New double glazed windows throughout. Parking for two cars at the front of the building and a further six spaces to the rear.

**Areas:**

**Ground Floor**

Part open plan, part partitioned offices 18.44 m deep x 8.9 m wide  
Separate male and female WC's

**1<sup>st</sup> Floor**

Part open plan, part partitioned offices 16.9 m deep x 7.23 m wide  
Double aspect with glazed roof lights  
Male and female WC's

**2<sup>nd</sup> Floor**

Open plan area 15.27m deep x 5.69m wide  
Reception lobby 6.50m deep x 4.49m wide  
Partitioned offices 4.26m deep x 4.17m wide  
Partitioned offices 6.4m deep x 4.38m wide  
Kitchen 4.21m deep x 1.78m wide

Total area (net internal) 4,904 sq ft (455.62 sq m)

Total area (gross internal) 5,899 sq ft (548 sq m)

**Parking:** 2 spaces to the front of the building  
6 spaces in a car park at the rear of the building

**Services** Gas central heating. (note the services have not been tested)

**Planning** The present use is B1 (offices). A letting conditional upon a change of use from B1 to D1 may be given favourable consideration.

**Terms**

**Lease:** New F R & I lease for a term to be agreed subject to 3 yearly geared rent reviews.

**Rent** £68,000 per annum exclusive

**Possession** Full vacant possession.

**Business Rates:** Borough of Hertsmere. Rateable Value for 2010-2011 £39,750 and Rates Payable is approximately £16,456.50 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.vo.gov.uk](http://www.vo.gov.uk). Claridges cannot guarantee any figures.

**EPC:** B and C.

**VAT:** VAT will be chargeable if applicable.

**Reference Charge:** Claridges/Bernard Gordon charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

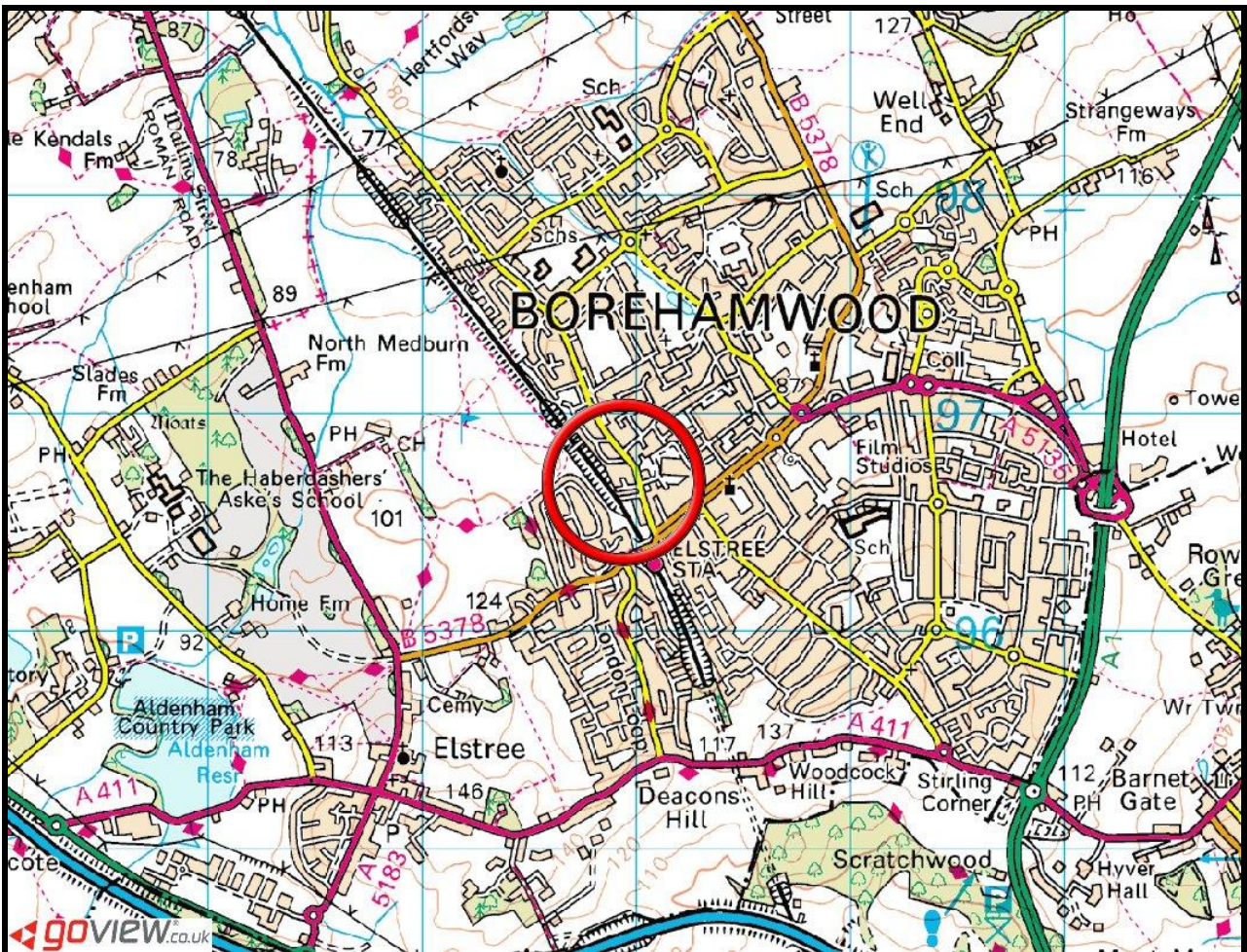
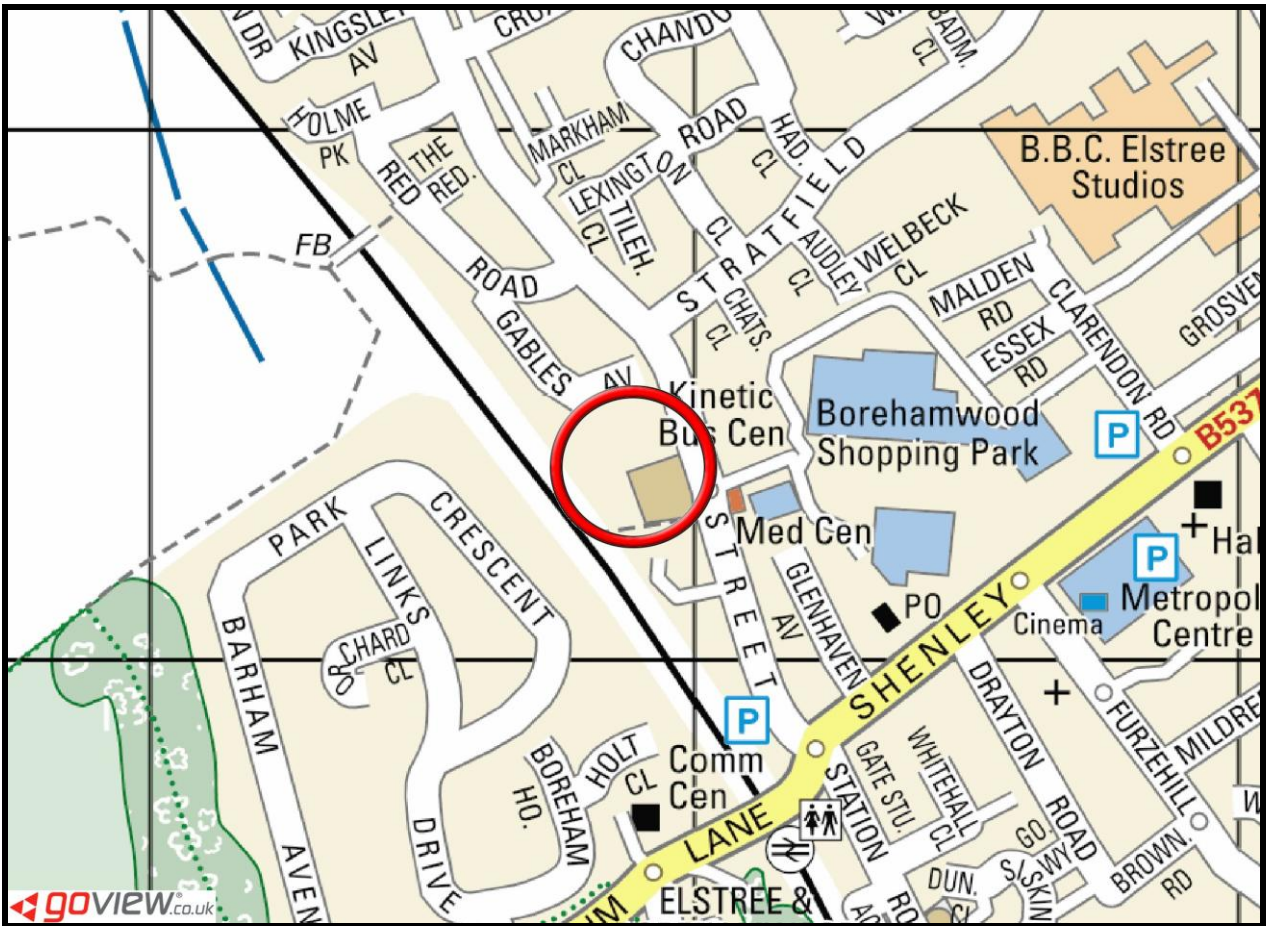
**Viewing:** By Appointment only via Joint Sole Agents:-

**Claridges Commercial**  
**0845 205 0007**  
[info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)

**Bernard Gordon & Co**  
**020 8099 3119**  
[sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)



Site plan not to scale



## **Important Notice**

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

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Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

