



**AITCHISON  
RAFFETY**



- Adjacent to railway station
- Air conditioning
- Raised floors
- Private allocated parking for up to 23 cars
- LED lighting
- Fully refurbished
- Passenger lift
- Excellent EPC rating of B (37)

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**Regent House, Theobald Street, Borehamwood, Herts, WD6 4RS**

High Quality Office Suites on 2 Floors

Approx. 1,840 - 8,025 Sq Ft (170.94 - 745.52 Sq M)

**For Sale/  
To Let**

# Regent House, Theobald Street, Borehamwood, Hertfordshire, WD6 4RS

## Description

The building comprises a high quality detached office on 2 floors built above a lower ground floor car park.

Regent House has been refurbished to a high standard, providing modern offices with excellent natural light, air-conditioning, a lift, raised floors and LED lighting.

The offices currently comprise the whole of the first floor which can be divided up in to a number of suites. There is also ground floor suite. A plan can be provided showing the subdivision options.

## Location

Regent House is prominently situated at the junction of Theobald Street , Shenley Road and Allum Lane at the junction leading to Elstree & Borehamwood railway station only 250 yards away. The main retail area and all usual town centre amenities are within easy walking distance.



Central London

12 miles

A1 (M)

1.6 miles

M25 (J23)

4.0 miles

M1 (J4)

4.4 miles



# Regent House, Theobald Street, Borehamwood, Hertfordshire, WD6 4RS



## Floor Area

Ground Floor	1,996 Sq Ft	185.43 Sq M
First Floor- Suite A	2,011 Sq Ft	186.82 Sq M
First Floor - Suite B	1,978 Sq Ft	183.76 Sq M
First Floor - Suite C	1,933 Sq Ft	179.58 Sq M
<b>First Floor Total</b>	<b>6,029 Sq Ft</b>	<b>560.1 Sq M</b>
<b>Total</b>	<b>8,025 Sq Ft</b>	<b>745.52 Sq M</b>

## Price/Rent

On application/£32.50 per sq ft

## Terms

A new lease is available on an effectively full repairing basis for a term to be agreed subject to regular rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Alternatively the landlord may consider a freehold sale subject to an existing tenancy.

## Business Rates

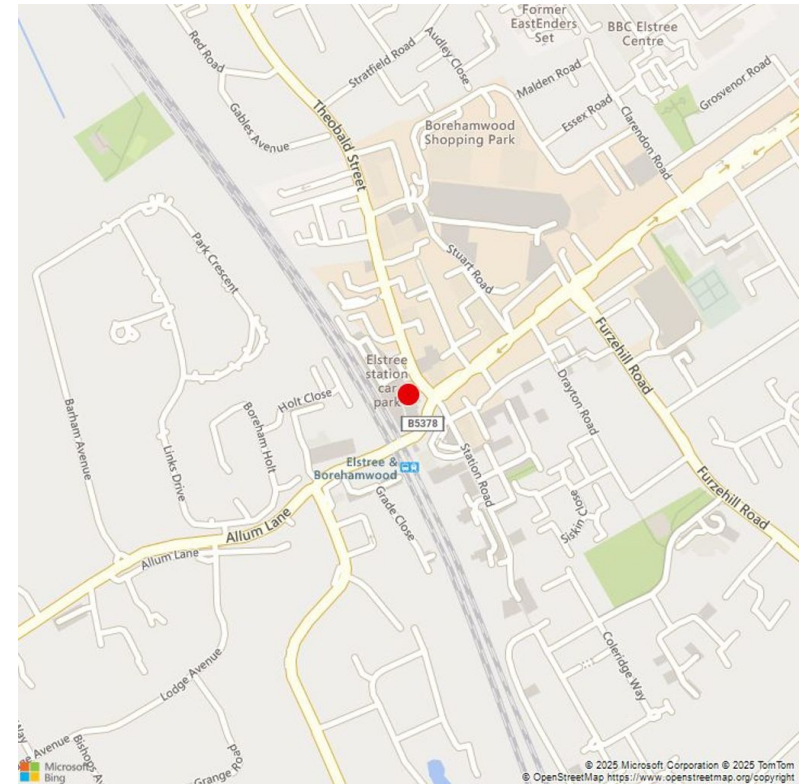
To be assessed. An estimate is available upon request

## VAT

This property is subject to VAT.

## Energy Performance Rating

Rating B - 37



## Viewings

Strictly by appointment via the sole agents  
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