



High Quality Refurbished Offices To Let

Ground Floor, Regent House

Theobald Street, Borehamwood, WD6 4RS

Office

TO LET

1,996 sq ft

(185.43 sq m)

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

Ground Floor, Regent House, Theobald Street, Borehamwood, WD6 4RS

Summary

Available Size	1,996 sq ft
Rent	£69,860 per annum
Rates Payable	£21,629.15 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£43,345
Service Charge	£7 per sq ft 2024 Budget
Car Parking	8 spaces
VAT	Applicable
EPC Rating	B (37)

Description

The ground 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 ground floor suite comprises the following area:

Name	sq ft	sq m	Availability
Ground - Office	1,966	182.65	Available

Viewings

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

Terms

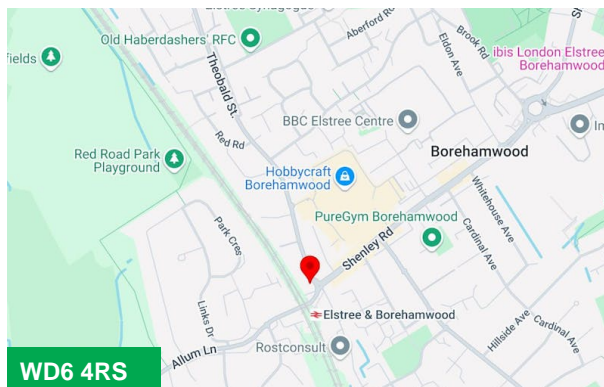
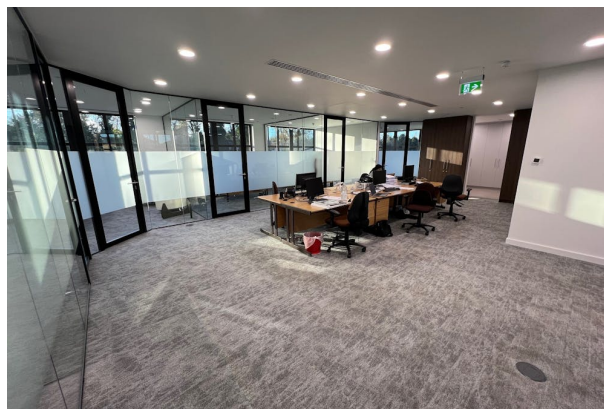
The suite is available by way of a new effective full repairing and insuring lease for a term to be agreed with the ingoing party.

Service Charge

The service charge budget for 2024 is £7.00 per sq ft.

VAT

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



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096
graham.payne@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH