

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**3 Stirling Court Yard, Gf, Stirling
Way, Borehamwood, WD6 2FX**

- Parking
- New LED lighting
- Access to EV charging
- Smart TV fitted

LOCATION

The space is located on the outskirts of Borehamwood, adjacent to the A1 junction, and accessible to the M25 (J23) within 2.9 miles. The town centre and train station are within 1.6 miles

DESCRIPTION

The space available comprises the ground floor of this 2 storey modern office on the outskirts of Borehamwood adjacent to the A1 providing attractive well fitted space.

There is also access to a 1GB broadband line at extra cost.

ACCOMMODATION

A single room suitable for 3-4 people

Total	390 Sq Ft	36.23 Sq M
-------	-----------	------------





AMENITIES

Air-conditioning, parking, Entryphone, carpets, high quality wall storage units, own kitchenette, Disabled persons WC. Access to EV charging at extra cost.

VAT

VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE

EPC rating 47 - Band B

QUOTING RENT

£1,300 Per Month

TENURE

A lease is available from 1 year upwards on an all-inclusive basis, although electricity is metered and charged in addition.



To arrange a viewing please contact:



IAN ARCHER

Director

ian.archer@g-s.co.uk

01442 220801



CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220801

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 24-Apr-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.