

16-18 Shenley Road

Borehamwood,
Hertfordshire WD6 1DL

PROMINENT E
CLASS RETAIL
UNIT


PARIS
group





**SHENLEY
ROAD**

Executive Summary



PROPERTY TYPE

Retail



SIZE

6,695 sqft / 623 sqm



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Elstree & Borehamwood
(0.1 miles)



SHENLEY ROAD

About Shenley Road

Newly constructed commercial premises arranged over ground and lower ground floors, offered in shell and core condition. The ground floor benefits from generous glazed frontages, providing excellent natural light and visibility to passing footfall. Positioned on a prominent corner of Shenley Road, the unit lends itself to a variety of E-class uses - ideal for retailers, cafés, office, fitness and wellness operators, medical or therapy practices, nurseries, creative studios etc. The space offers full flexibility and can be internally configured to suit one, two, or up to four occupiers - whether as a single tenancy across both floors, separate occupiers for the ground and lower ground, or further subdivision of each floor. **Size:** *Ground Floor: Approx. 2,970 sq ft (277 sq m) and the height is approx 2.5 m. Lower Ground Floor: Approx. 3,725 sq ft (346 sq m) and the height is approx 2.6 m. Total area: 6,695 sq ft (623 sq m).* The building sits along Borehamwood's vibrant high street, home to national retailers including M&S Foodhall, Starbucks, Nando's, Boots, Iceland, Lidl, and Borehamwood Shopping Park. The iconic Elstree film and TV studio is only a short walk away. This affluent town benefits from continued growth and significant investment, making this a compelling opportunity for incoming tenants seeking adaptable space in a busy, well-connected location.





Majestic House, Shenley Road

Location

Majestic House is prominently positioned on Shenley Road, the main thoroughfare through Borehamwood town centre, and benefits from excellent visibility and accessibility. The property is located just 150 metres from Elstree & Borehamwood Station (Thameslink), offering frequent direct services to St Pancras International, Farringdon, Blackfriars, and other key Central London destinations in under 25 minutes. The building is easily accessible by road, with direct connections to the A1(M), M1, and M25 motorways, providing swift access to North London, Hertfordshire, and the wider motorway network. Nearby connecting and access roads include Allum Lane, Elstree Way, and Theobald Street, linking the town centre to surrounding residential and commercial areas.

Accommodation Schedule Availability



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Single Occupancy per Floor

UNIT	FLOOR	SIZE (SQM)	SIZE (SQFT)	Guide Rent Per SQFT	RENT (PER ANNUM)
1	Ground	277	2,970	£25.00	£72,250
2	Lower ground	346	3,725	£15.50	£57,750

Split Tenancy per Floor

UNIT	FLOOR	SIZE (SQM)	SIZE (SQFT)	Guide Rent Per SQFT	RENT (PER ANNUM)
1	Ground	138.5	1,485.00	£28.50	£42,350
2	Ground	138.5	1,485.00	£28.50	£42,350
3	Lower ground	173	1,862.50	£18.00	£33,550
4	Lower ground	173	1,862.50	£18.00	£33,550

Floorplans

The property is currently in shell and core condition. The floor plan provided is indicative only and illustrates a potential serviced office layout for illustrative purposes. It does not reflect the existing configuration or fit-out.

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Further Information:

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