



High Quality Refurbished Offices To Let/May Sell

Regent House

Theobald Street, Borehamwood, WD6 4RS

Office

TO LET / FOR SALE

6,029 to 8,025 sq ft

(560.11 to 745.55 sq m)

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

Regent House, Theobald Street, Borehamwood, WD6 4RS

Summary

Available Size	6,029 to 8,025 sq ft
Rent	£211,015 - £280,875 per annum
Rates Payable	£90,404.15 per annum Based on 2023 rateable value. Rates payable 2024/25
Service Charge	£7 per sq ft 2025 Budget
VAT	Applicable
EPC Rating	B (37)

Description

Regent House has been fully refurbished to an exceptionally high standard and provides modern, light and airy, high quality office accommodation. The suites are available either separately or combined.

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 vacant space within the building comprises the following areas:

Name	sq ft	sq m
1st - 1st Floor Offices	6,029	560.11
Ground - Ground Floor Offices	1,996	185.43

Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed with the ingoing party. Alternatively the Landlord may consider a sale of their freehold interest in the property subject to the existing lease on the balance of the ground floor. Further detail is available upon request.

Service Charge

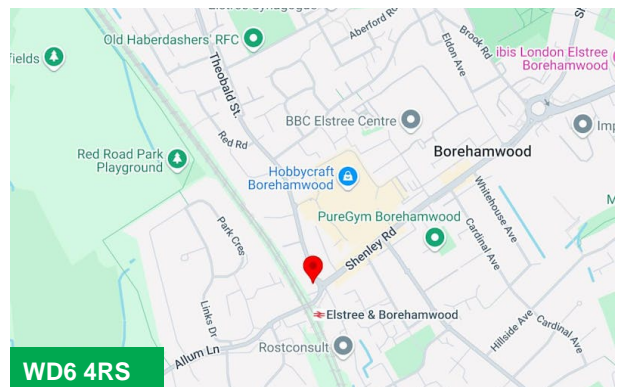
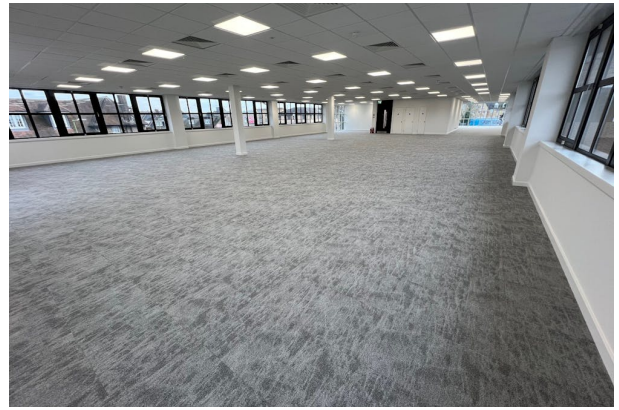
The service charge budget for 2024 is £7.00 per sq ft.

VAT

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

Viewings

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



Viewing & Further Information

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