



**AITCHISON  
RAFFETY**



- Three- storey office building
- Refurbished to a high standard
- Kitchen facilities
- Fire and burglar alarm
- Air conditioning
- New LED lighting
- Up to 12 Parking Spaces
- EV Charging Point
- Shower Room
- Entry phone and alarm

Georgia Strazza  
georgia.strazza@argroup.co.uk  
01727 843232

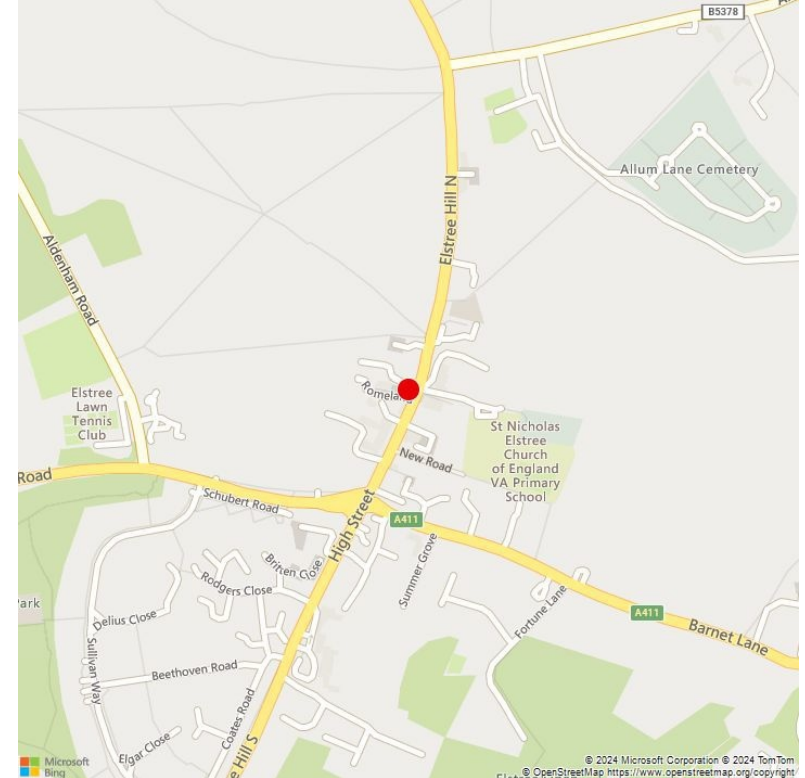
**Elstree House, 12 High Street, Elstree, Borehamwood, WD6 3EP**

Character Office Building

Approx. 2,495 Sq Ft (231.79 Sq M)

**To Let**

# Elstree House, 12 High Street, Elstree, Borehamwood, Hertfordshire, WD6 3EP



## Description

The premises comprise that of first, ground and basement floor offices within a three-storey Grade II Listed building.

The office is fitted and decorated to a high standard throughout and benefits from air conditioning, a new kitchen, and shower room. The building has retained a number of its internal and external original features and has been decorated to a high standard. The building has access to a dedicated high-speed internet line. The office also benefits from entry phone and alarm systems throughout.

There are both front and rear pedestrian entrances with additional separate access directly to the basement. Externally there is parking for up to 12 cars plus 1 EV charging point.

## Location

The premises are situated on Elstree High Street, just north of Watford Road (A4111). The premises have excellent communication links with the M1 (Junction 4) and the A41 within one mile to the south and the A1 approximately two miles to the east

## Rent

£62,000 per annum exclusive

## Floor Area

Ground	901 Sq Ft	83.7 Sq M
First	1,159 Sq Ft	107.67 Sq M
Lower Ground	435 Sq Ft	40.41 Sq M
<b>Total</b>	<b>2,495 Sq Ft</b>	<b>231.79 Sq M</b>

## Terms

Available by way of a new full repairing and insuring lease.

## Business Rates

From online enquiries, we understand the current rateable value is £31,500 with rates payable in the order of £15,435 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C-63

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

**AITCHISON RAFFETY**  
www.argroup.co.uk



INVESTORS IN PEOPLE™  
We invest in people Silver



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.