



**AITCHISON
RAFFETY**



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- Prestigious building within 200 metres of Elstree & Borehamwood mainline railway station
- Recently refurbished first & second floors
- Full vacant possession in June 2024
- 14 parking spaces
- Gas central heating
- LED lighting
- Within 1.5 miles of the A1(M) and M25 beyond

**OFFERS IN EXCESS OF
£1,300,000**

Prestigious Office Building For Sale

Approx 3,100 sq ft (288.01 m²)

3 Theobald Court, Theobald Street, Borehamwood, WD6 4RN

For Sale

3 Theobald Court, Theobald Street, Borehamwood, WD6 4RN

Location

The premises are located within 200 metres of Borehamwood town centre and it’s amenities and Elstree & Borehamwood Thameslink station providing a fast (20 mins) and frequent services to London St Pancras International. There are excellent road links with the A1(M) within 2 miles and the M25 5 miles to the north.

Description

The property comprise three self-contained office suites within this prestigious building. The first and second floors have been recently refurbished to a very high standard benefitting from new LED lighting, Cat 6 data cabling, gas central heating, newly fitted kitchen and air conditioning. The ground floor benefits from its own kitchen, door entry and security alarm system. There are 14 allocated parking spaces, a very good standard of 1 space per 221 sq ft.

Accommodation

Measured on IPMS3:

FLOOR	DESCRIPTION	AREA	
		Sq. M	Sq. Ft
Ground	Office	97.13	1,046
First Floor	Office	95.05	1,023
Second Floor	Office	95.83	1,031
TOTAL		288.01	3,100

Lease Terms

The first and second floors are currently let to IAGTO Ltd who have already served their break notice to terminate the lease on 30th June 2024. There is currently a sub lease in place on the first and second floors but this terminates before the break date. The current rent is £59,000 per annum.

The ground floor is currently vacant.

Copies of all leases are available on request.

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Ownership

We are advised that the property is owned freehold with clean title.

EPC

Band C (69)

Asbestos

No asbestos-containing materials were detected during the asbestos survey. Asbestos Report available on request.

Services

All main services are connected to the premises.

VAT

There is no VAT payable.

Guide Price

Offers invited in excess of **£1,300,000** (one million, three hundred thousand pounds) for the freehold interest.



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