



**AITCHISON  
RAFFETY**



[www.argroup.co.uk](http://www.argroup.co.uk)

- Prestigious building within 200 metres of Elstree & Borehamwood mainline railway station
- Recently refurbished first & second floors
- Full vacant possession in November 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 m<sup>2</sup>)

**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 entire property is let to Spring Finance Ltd until 15<sup>th</sup> November 2024. The current rent is £59,000 per annum.

A copy of the lease is available on request.

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

### 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.





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



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

**Ian Archer**

**Telephone: 01923 210733 Mobile: 07730 766932**

**[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)**

#### **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, or 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 any intending purchasers/lessees 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) No warranty or representation is given or implied that any equipment or component will not be adversely affected by the 'millennium date change'. (7) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (8) 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.