



**AITCHISON
RAFFETY**



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- Prestigious building within 200 metres of Elstree & Borehamwood mainline railway station
- Potential for full vacant possession in November 2025
- 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 Investment Sale

Approx 3,100 sq ft (288.01 m²)

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

Investment 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 comprises 3 floors in this attractive self-contained end of terrace office building. The space has been fitted to a good standard with recently installed LED lighting, Cat 6 data cabling, a recently fitted kitchen and air-conditioning. Each floor could be occupied independently. There are 14 car spaces allocated, a high 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 15th November 2025. The current rent is £89,000 per annum.

A copy of the lease is 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

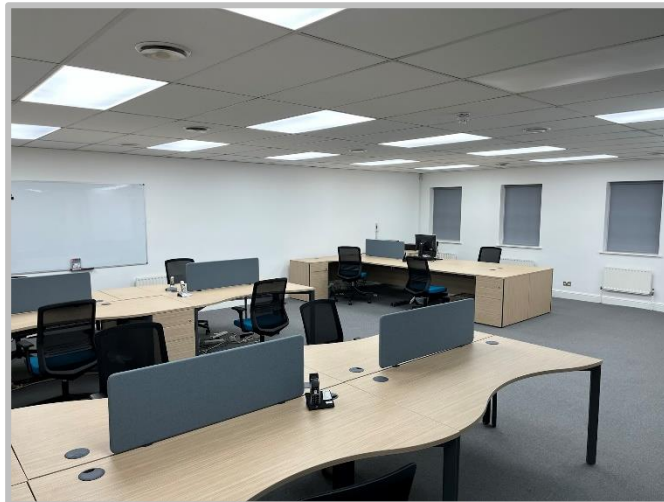
There is no VAT payable.

Guide Price

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



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Ian Archer

Telephone: 01923 210733 Mobile: 07730 766932

ian.archer@argroup.co.uk

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