



**AITCHISON
RAFFETY**



- Attractive fitted offices
- Available on flexible terms
- 2 allocated parking spaces
- Comfort cooling/heating
- New desks and chairs
- Own kitchenette
- Perimeter desktop trunking
- Cost includes utilities, service charge and broadband

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1 Theobald Court, Theobald Street, Borehamwood WD6 4RN

Ground Floor Office Suite

Approx. 416 Sq Ft (38.65 Sq M)

To Let

1 Theobald Court, Theobald Street, Borehamwood, Hertfordshire, WD6 4RN



Description

The property comprises the ground floor within an attractive 3-storey office building with secure car parking. The suite benefits from comfort cooling, LED lighting and desktop computer trunking. The suite also has it's own kitchenette. There are communal WCs.

Location

Situated in the centre of Borehamwood, a short walk from the railway station

Train station 250 yds
A1(M) 1.6 Miles
M25 (Junction 23) 4.4 Miles

Floor Area

Ground Floor	416 Sq Ft	38.65 Sq M
Total	416 Sq Ft	38.65 Sq M

Rent

£1,500 per calendar month

Terms

A new lease is available for a period to be agreed, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

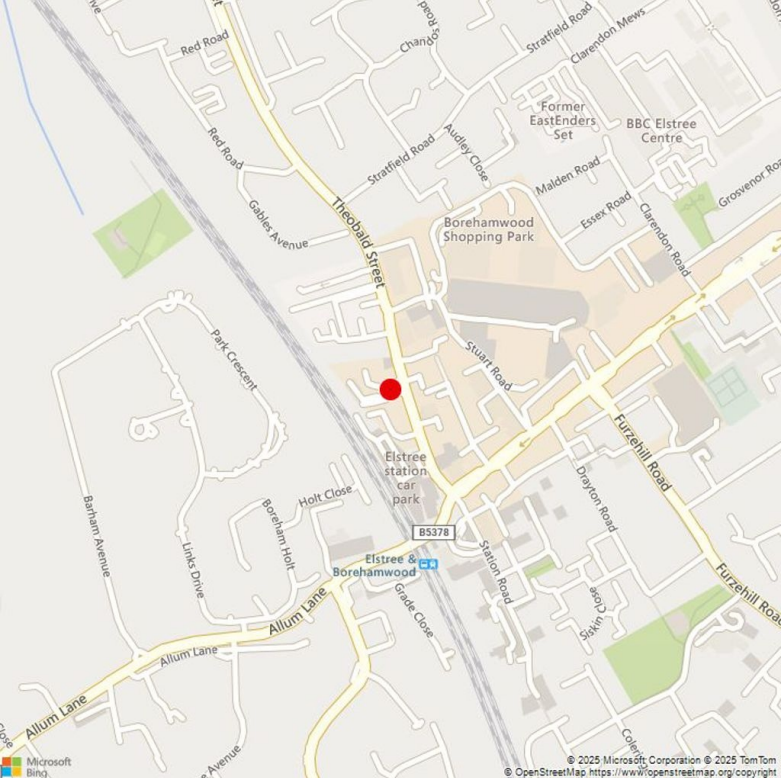
Rateable value £8,400. The tenant should be able to apply for zero rates

VAT

We understand that the property is not elected for VAT and therefore is not payable in this instance

Energy Performance Rating

EPC Rating 37 - Band B



Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer
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**AITCHISON
RAFFETY**

www.argroup.co.uk



RICS

INVESTORS IN PEOPLE
We invest in people Silver



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