

4 THEOBALD COURT

THEOBALD STREET, BOREHAMWOOD, WD6 4RN

FOREST
REAL ESTATE



FOR SALE

2,277 SQ FT

Freehold Office Building

Key Features

- Freehold
- Front and rear access
- Air conditioning
- No VAT
- A variety of cafés and eateries along Shenley Road are just moments away
- 9 allocated parking spaces
- Private gated estate
- Gas central heating
- Elstree & Borehamwood Station can be reached within a short walk

4 Theobald Court, Theobald Street
Borehamwood, WD6 4RN





Description

Self-contained office building arranged over three floors. The property comprises predominantly open-plan office accommodation, with a private meeting room situated on the second floor. Access is available directly from Theobald Street as well as from the rear, providing flexibility to sublet the ground floor independently or create a dedicated client entrance if required.

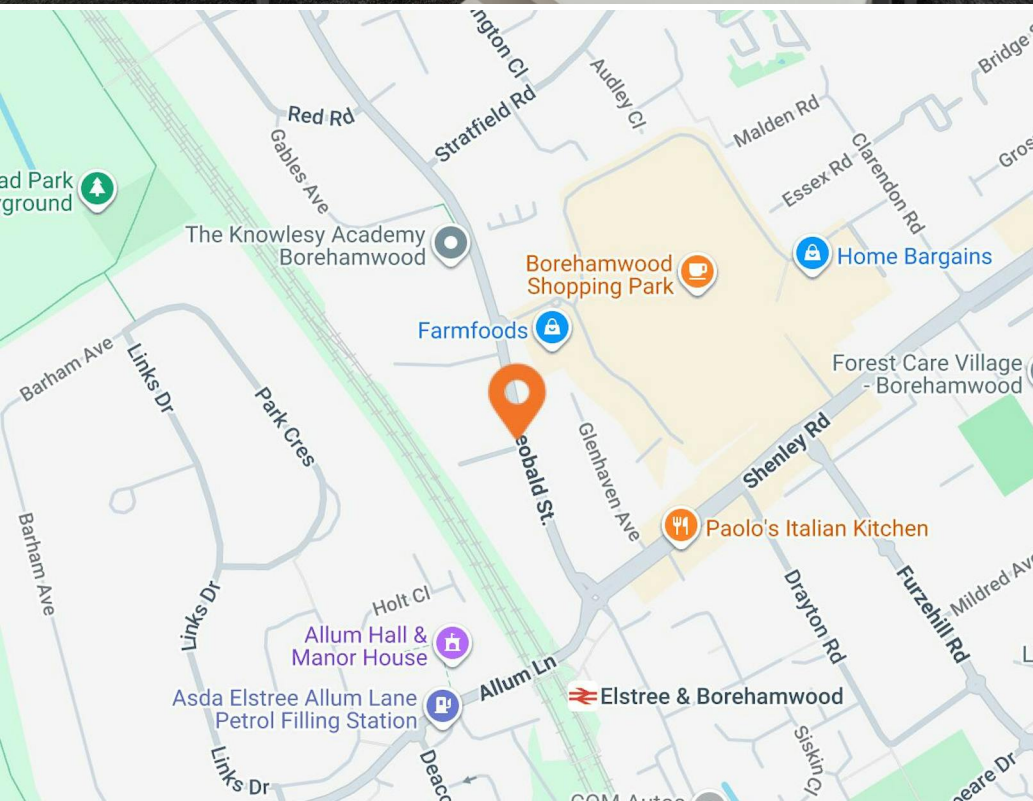
The building benefits from four WCs, including one disabled-access WC, together with tea points on both the ground and first floors. Additional features include air conditioning, gas central heating, and attractive sash windows to the front and rear elevations.

The property will not be suitable under PD due to being within an Article 4.

Location

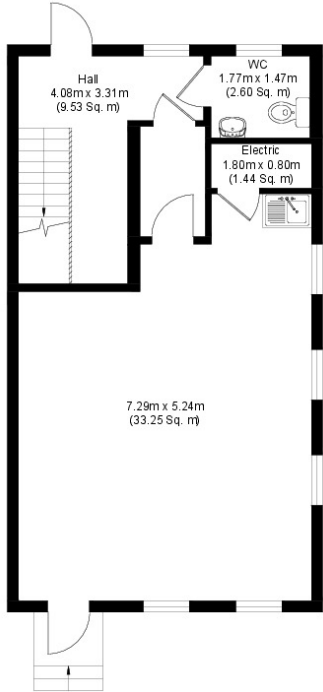
Located in the heart of Borehamwood, Theobald Court is a well-established business development comprising seven adjoining office buildings, offering a professional and accessible working environment. Positioned prominently on Theobald Street, the scheme benefits from a central location within one of Hertfordshire's most recognised commercial hubs.

The development is ideally situated just a short walk from Borehamwood railway station, providing direct Thameslink services into Central London and surrounding areas, making it highly convenient for both staff and visitors. A wide range of local amenities are also within easy reach, including cafés, restaurants, retail facilities and leisure amenities, all contributing to an excellent occupier experience.

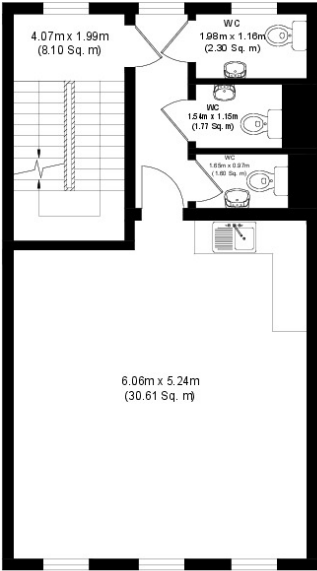




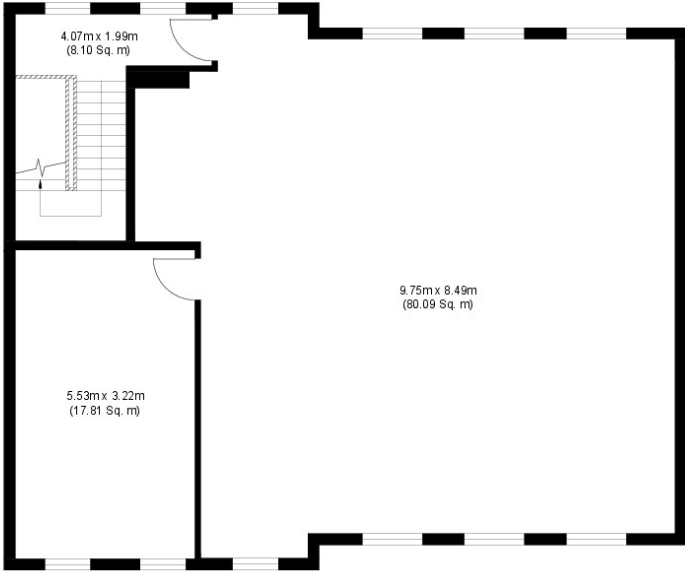
4 Theobald Court, Theobald Street, Borehamwood, Hertfordshire, WD6 4RN



Ground Floor



First Floor



Second Floor

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Stated measurements are generally the longest measurements of the rooms, times by, the longest points of the room. This does not mean if you times them it will equal the room size as most rooms are not perfect rectangles.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	551	51.19
1st	551	51.19
2nd	1,175	109.16
Total	2,277	211.54
Price	£750,000	
Rates	£16,900 per annum	
Service Charge	£1,715 per annum	
VAT	Not applicable	
EPC	D (90)	

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

4 Theobald Court, Theobald Street
Borehamwood, WD6 4RN

F O R E S T
REAL ESTATE