

3 THEOBALD COURT

THEOBALD STREET, BOREHAMWOOD, WD6 4RN

FOREST
REAL ESTATE

TO LET

1,200 SQ FT

Newly Refurbished Open Plan Office

Key Features

- Self contained ground floor office
- Two allocated parking spaces
- Wood flooring
- Gas central heating
- 3 phase power
- A variety of cafés and eateries along Shenley Road are just moments away
- Newly refurbished
- Two WC's
- Newly installed doubled glazed sash windows
- Air conditioning throughout
- Elstree & Borehamwood Station can be reached within a short walk

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





Description

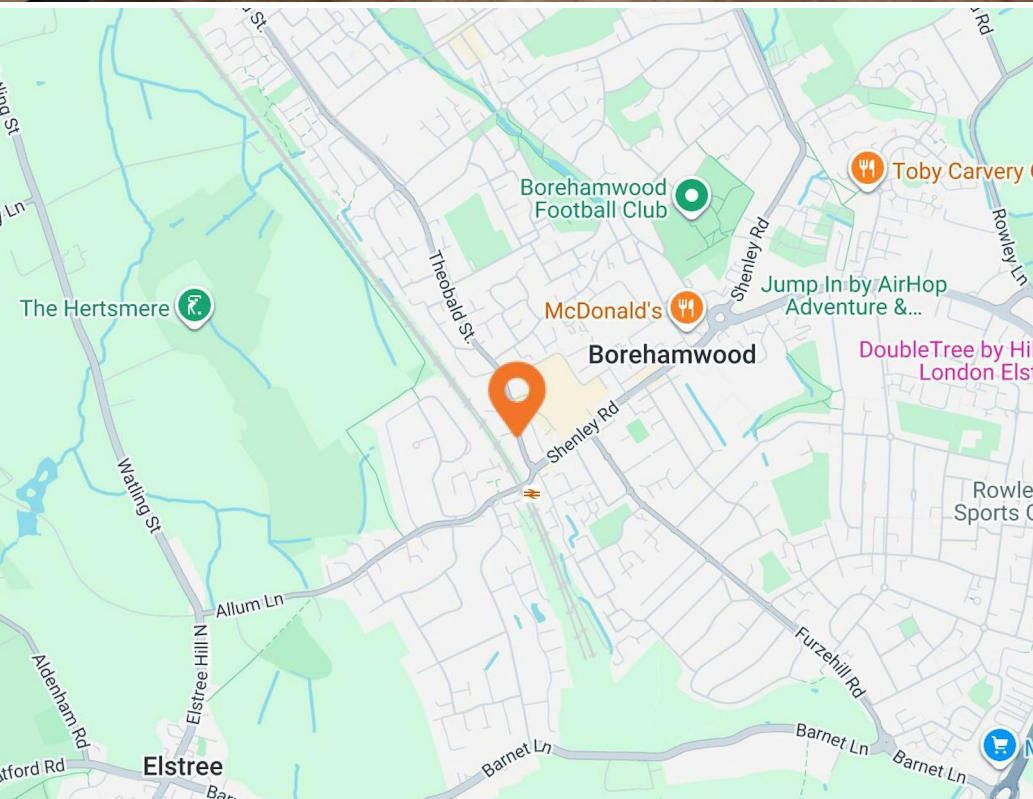
The property comprises a newly refurbished open-plan office suite situated on the ground floor of this attractive building. The accommodation benefits from a private entrance at street level, an internal meeting room, and attractive sash windows to both the front and rear elevations, providing excellent natural light throughout.

The office has newly installed air conditioning, two demised WCs, and a tea point. Externally, the property benefits from two allocated parking spaces.

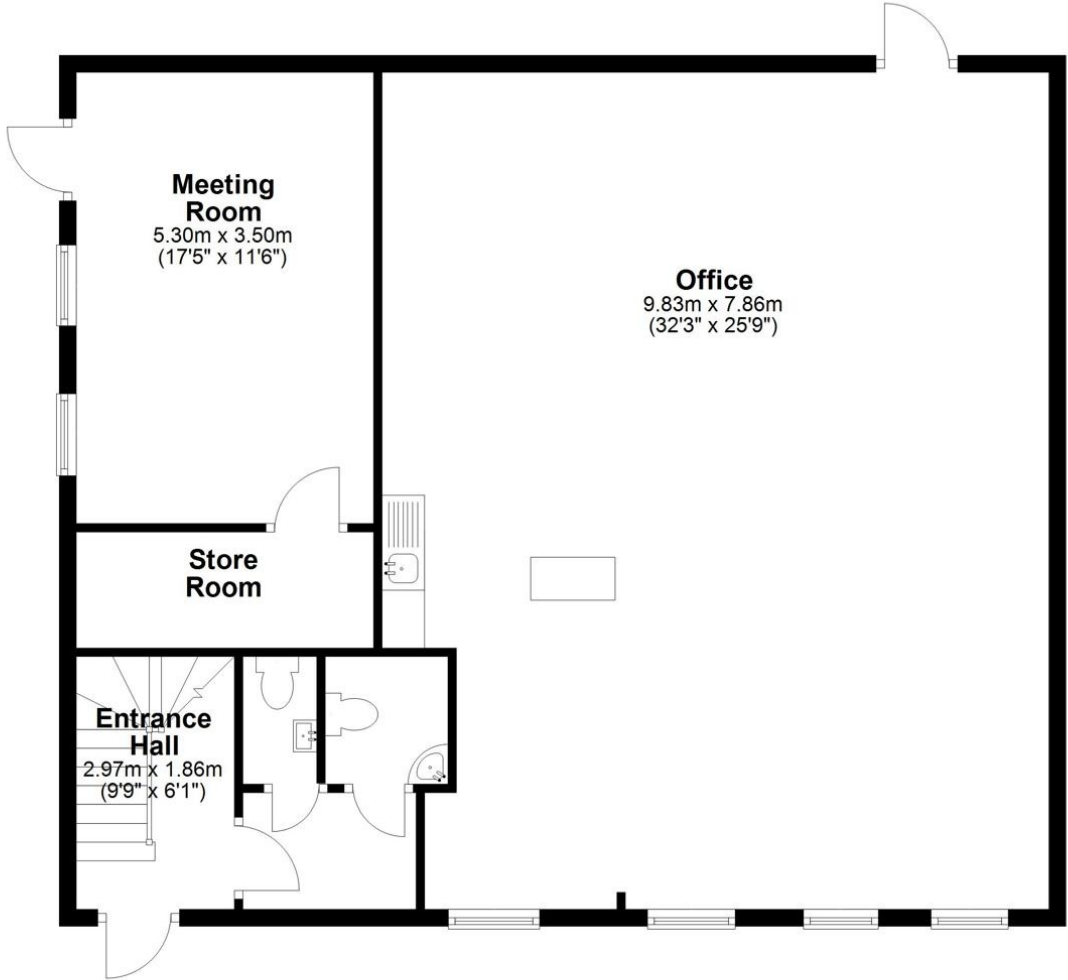
Location

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.







Availability

Lease	New Lease
Rent	£39,500 per annum
Rates	£10,692 per annum
Service Charge	£1,500 per annum
VAT	Applicable
EPC	C (69)

Contact

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