



**EXCEPTIONAL BRAND NEW SELF CONTAINED OFFICES**  
**730 SQ FT**

**Rent: £22,500 p.a.**

2A Swaker Yard- Annex  
Theobald Stret  
Borehamwood  
Hertfordshire  
WD6 1AA

- Excellent Location
- New Building
- Very High Specification

# 2A SWAKER YARD- ANNEX, THEOBALD STRET, BOREHAMWOOD, HERTFORDSHIRE, WD6 1AA

## Location

Borehamwood is a strong commercial location occupying a strategic location adjoining the A1 two miles south of its intersection with the M25 at South Mimms (junction 23). In addition to the M25 it also offers a direct access to London and the North Circular Road.

Borehamwood and Elstree Station is a short distance from the property and provides an extremely efficient service to London and is on the Thames Link to Gatwick and Brighton.

Borehamwood has developed strongly as an office centre with a series of major headquarters facilities at Elstree Way and a cluster of buildings around the station area of which this development is part.

The town is a global center for the film industry with Elstree Studios within walking distance.

## Accommodation

Part of a brand new office and residential development located right next to Borehamwood railway station.

The office is entirely self-contained with its own separate entrance and lift access. The property has been constructed in a elevated position giving a excellent light and airy feel within the space as well as the other benefits of being on the first floor level.

The property has been constructed to an extremely high specification with LED lights, lift and air conditioning throughout. There are WC facilities withing the space.

The specification provides:

- Exposed ceiling details
- Air conditioning
- LED lighting
- New decorations
- Excellent location adjoining Borehamwood station.
- Next to Sainsburys convenience store.
- Entirely self-contained and very secure.
- WC facilitates within the self-contained space.
- Fully DDA compliant passenger lift.

Floor Areas (approx. NIA)	Sq Ft
<b>TOTAL</b>	<b>730</b>

## Tenure

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance. Details on request.

All terms are subject to VAT where applicable

## Service Charge

£4 per square foot.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). The property is yet to be separately assessed.

## Legal Costs

Each party to cover their own legal costs.

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-ediction](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-ediction).



**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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