



**A BRAND NEW HYBRID RETAIL OR OFFICE UNIT WITH
PEDESTRIAN ACCESS
234 - 1,001 SQ FT**

Rent: £9,345 - £40,040 p.a.

Swaker Yard
Borehamwood
Hertfordshire
WD6 1AA

- Suitable for Office or Retail uses
- Brand New Development
- Excellent Location
- Locally based management team

SWAKER YARD, 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 and is available in shell form to allow the new tenant to make it their own.

The property is suitable for a range of uses.

There is one full height double glazed door leading into the space with a fire escape to the rear.

The space fronts directly onto Theobald Street with excellent visibility to passing motor and foot traffic. Borehamwood and Elstree railway station is location directly opposite the property.

The property is delivered with a brand new air conditioning system.

The specification provides:

- Exposed ceiling details
- Air conditioning
- Excellent passing traffic
- Shell form ready for a fitout
- Suitable for a range of uses
- Excellent passing foot and motor traffic
- Excellent location adjoining Borehamwood station
- Next to Sainsburys convenience store

Floor Areas (approx. NIA)	Sq Ft
TOTAL	1,001

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

Budget £3 psf confirmed by client on 26.02.2024 via phone call.

Business Rates

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

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-edition.

Energy Performance Certificate: TBC



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-1st-edition. 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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