



EXCEPTIONAL BRAND NEW OFFICE SPACE 150 - 353 SQ FT

Rent: £70.00 per sq ft per annum

**Swaker Yard Serviced Offices
Theobald Street
Borehamwood
Hertfordshire
WD6 1AA**

- Excellent Location
- New Building
- Very Close to Elstree Studios

SWAKER YARD SERVICED OFFICES, THEOBALD STREET, 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 building has a very prominent position just off Borehamwood Highstreet.

The available accommodation comprises a number of suites which are superbly finished in a high-quality contemporary style.

The specification provides:

- Exposed ceiling details
- Air conditioning
- LED lighting
- New carpeting and decorations
- Excellent location adjoining Borehamwood station
- Next to Sainsburys convenience store
- All bills included excl telecoms connections

	Sq Ft
TOTAL	353

Tenure

Rent £70.00 per square foot.

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.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). TBC

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



For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

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.