

**TO LET
OFFICE**

 **GRAHAM
SIBBALD**

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

- 1,200 sq.ft office with private meeting room
- Recently refurbished with new AC, flooring and lights
- Brand new double glazed windows and computer trunking
- 2 car parking spaces

LOCATION

3 Theobald Court is located in the heart of Borehamwood. The Theobald Court development comprises of 7 buildings over three storeys each with ample allocated parking in the middle of the development.

Theobald Court is located in the centre of Borehamwood, close to all local amenities. A very short walk away from Borehamwood train station with regular services into Central London. The property also benefits from good communications as follows

Train Station 250 Yards

A1M 1.6 Miles

M25 (J23) 4.4 Miles



DESCRIPTION

Recently refurbished ground floor self contained office suite. The ground floor suite has recently been refurbished to a high standard with the single glazed windows replaced with double glazed windows, LED spotlights throughout, heating/cooling system and wooden floors. The suite comprises of a good sized open plan area with it's own kitchenette, meeting room and male/female WC's.

ACCOMMODATION

Ground floor office suite available immediately.

Ground Floor Suite	1,200 Sq Ft	111.48 Sq M
Total	1,200 Sq M	12,916.8 Sq Ft

RATEABLE VALUE

The suite has a rateable value of £24,750 with rates payable in the region of £10,692.



VAT

VAT will be payable in addition.

ENERGY PERFORMANCE CERTIFICATE

C 69

QUOTING RENT

£39,500 Per Annum

TENURE

Available by way of a new lease for a term to be agreed.

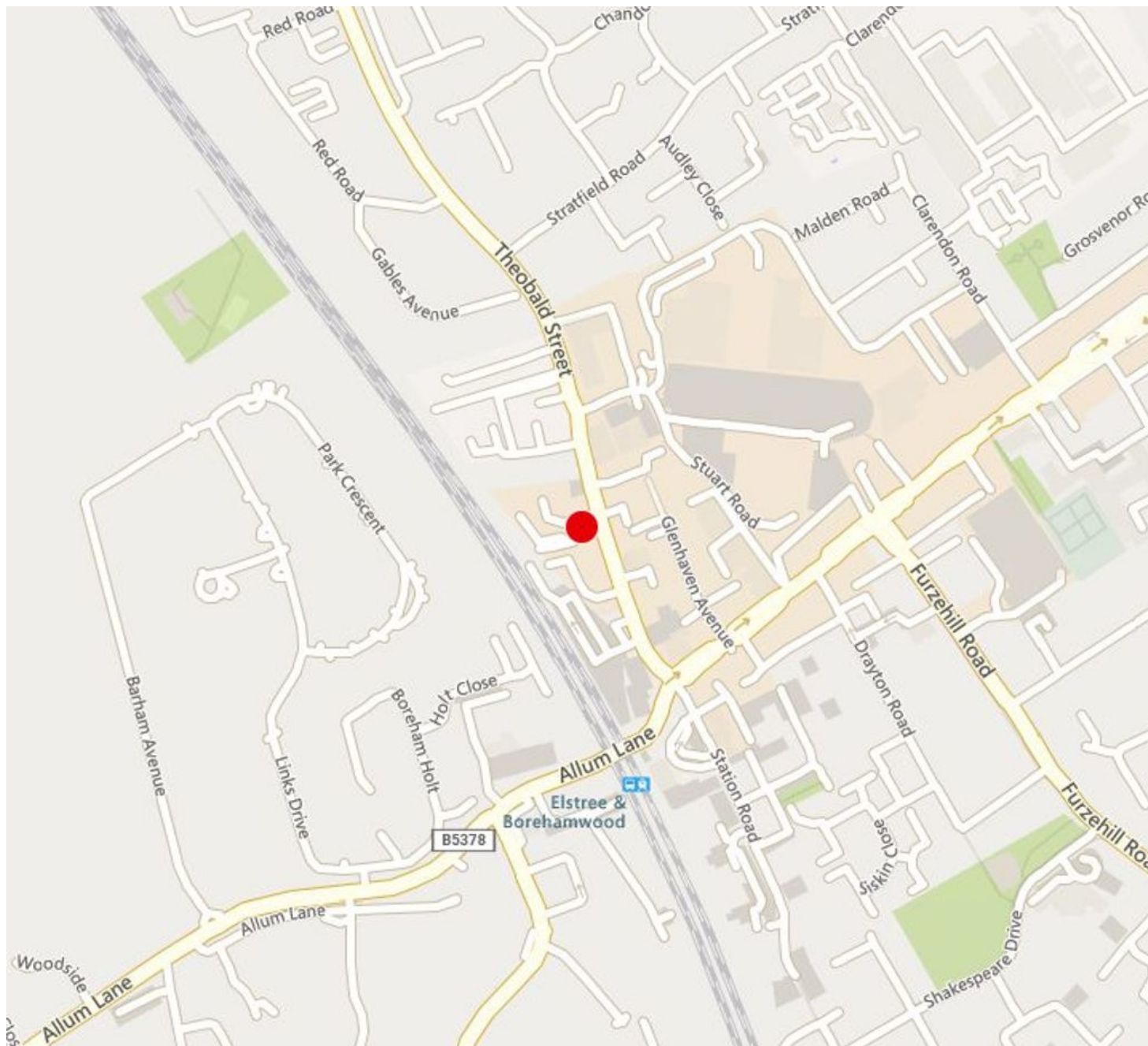
SERVICE CHARGE

There will be a service charge of £1,500 per annum for the first year

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.





To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
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Date published: 25-Aug-2026

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