



## BRAND NEW OFFICES AVAILABLE IN THE HEART OF BOREHAMWOOD

### SWAKER YARD, THEOBALD STREET

Borehamwood, WD6 4SE

### Office TO LET

**730 to 1,100 sq ft**  
(67.82 to 102.19 sq m)

- Wide range of office sizes available
- New Build
- Finished to a very high standard
- Serviced option or traditional lease
- Excellent Transport Links
- Great Natural Light
- Offices can be taken on either a lease or serviced basis. (Serviced includes all bills except telecoms)
- Elstree and Borehamwood Station 1 minute walk away

## Summary

<b>Available Size</b>	730 to 1,100 sq ft
<b>Rent</b>	£40.00 - £70.00 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£4 per sq ft approx.
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Annex	730	67.82	Available
Ground - Unit A	1,100	102.19	Available
<b>Total</b>	<b>1,830</b>	<b>170.01</b>	

## Description

Swakers Yard is a brand new development in the heart of Borehamwood. The building comprises a number of newly refurbished high-spec suites ranging in various sizes ready to be occupied.

Offices can be taken on either a lease at £40 per sqft or serviced basis at £70 per sqft. (Serviced includes all bills except telecoms)

Amenities include: Air conditioning, LED lighting, new carpeting and decorations, great natural light, kitchen facilities, lift, meeting rooms, and 24-hour access.

## Location

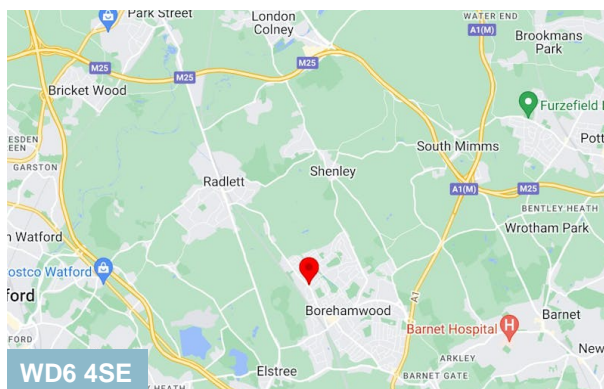
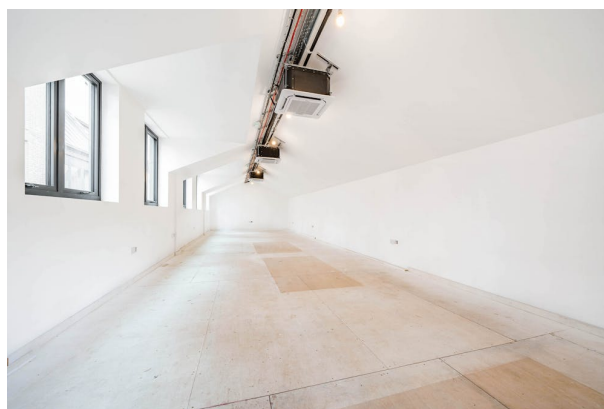
Located in the heart of Borehamwood, Swakers Yard offers prime commercial office space with convenient access to transport links and local amenities. Nearby, tenants can find a range of shops, cafes, and restaurants, including a Sainsburys and various eateries along Shenley Road. With its strategic location and proximity to essential facilities, Swakers Yard provides an ideal workspace for businesses seeking convenience and accessibility in Borehamwood.

## Terms

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.

## Car Parking

Off-site parking can be provided in a close proximity at an additional cost.



## Viewing & Further Information



### Jack Ezekiel

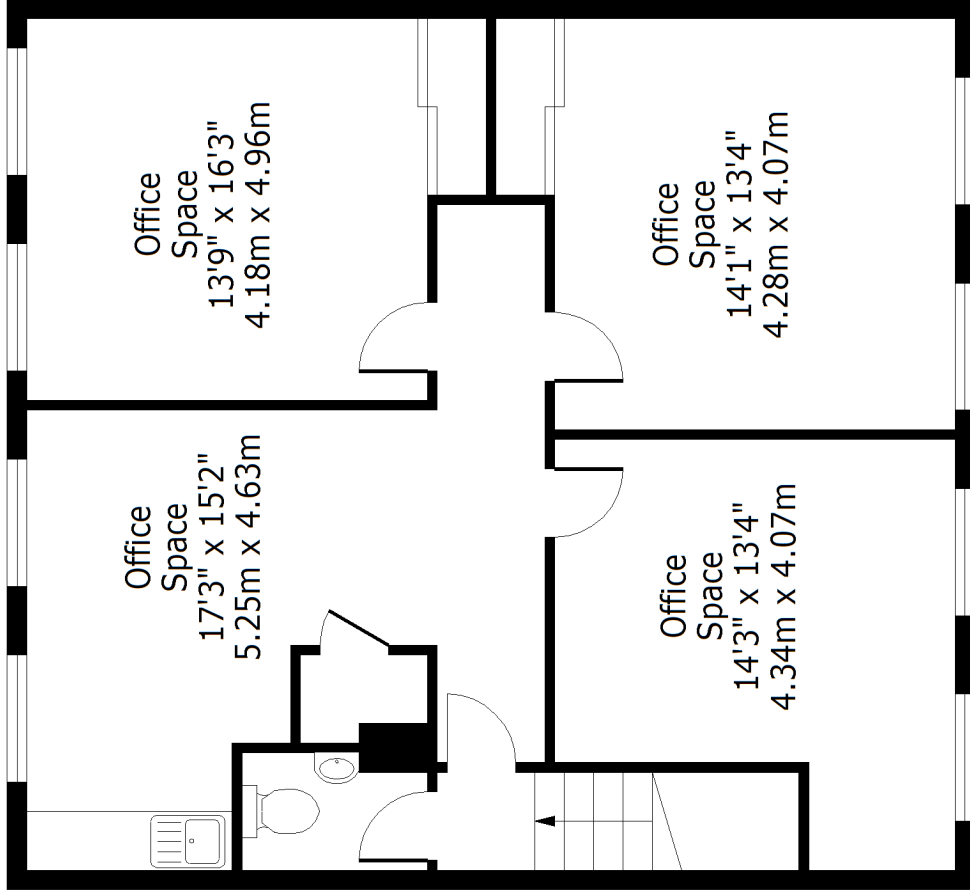
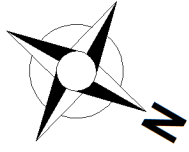
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### Peter Wilson

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Top Floor  
Approximate Floor Area  
890 sq. ft  
(82.68 sq. m)

Floor Plan measurements are approximate and are for illustrative purposes only.  
We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.