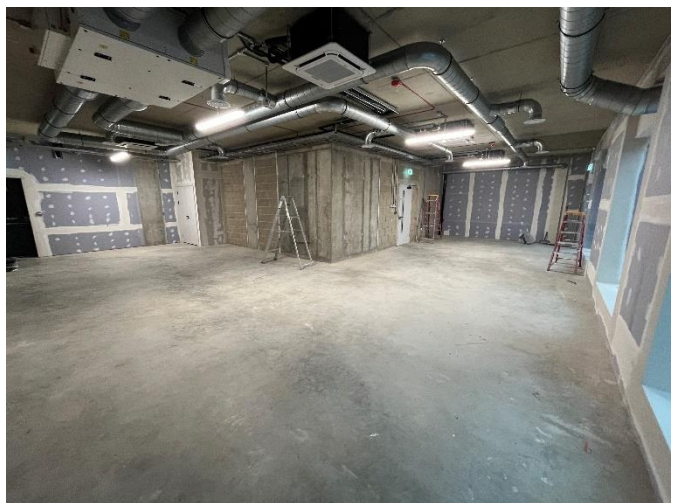
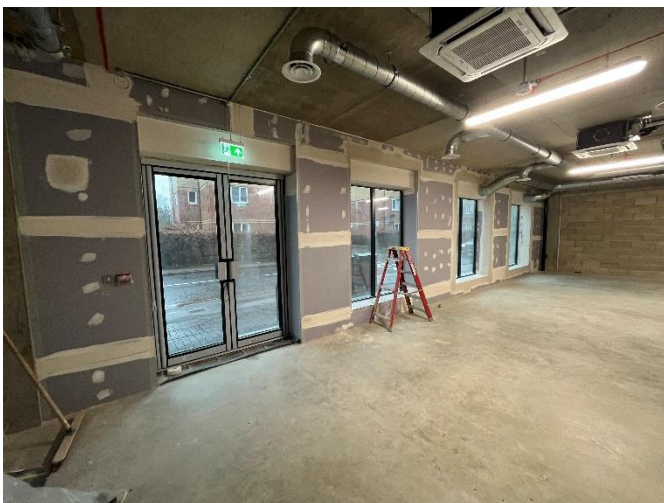


# Retail / Office Unit Swaker Yard Borehamwood WD6 1AA To Let

A brand new hybrid Retail or Office unit with pedestrian access

**1,001 Sq Ft Net (approx.)**

- Suitable for Office or Retail uses
- Brand New Development
- Excellent Location



# Ground Floor, Swaker Yard, Borehamwood, WD6 1AA

## BOREHAMWOOD

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.

## DESCRIPTION

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

## CAR PARKING

There is no parking with the property however off site parking can be provided by separate negotiation.

## TERMS

£40,040 + VAT

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.

## RATEABLE VALUE

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

## AVAILABILITY

Immediately subject to completion of legal formalities.

## INSPECTION

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

## NOTES:

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: TBC

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.