

80 Shenley Road |  
Borehamwood | WD6 1DZ

Prime Former Bank Premises with Parking |  
Available on New Lease



# 80 Shenley Road | Borehamwood | WD6 1DZ

## Location

Borehamwood is a strong commuter town situated in southern Hertfordshire some 14 miles Northwest of Central London. The subject unit is prominently located on Shenley Road benefiting from a return frontage onto Centenary Place. Other nearby tenants include Peacocks, Starbucks, Nandos, Wenzels amongst many other independent occupiers.

## Description

Former bank premises arranged over ground, first and second floors. The premises benefits from its own car park at the rear of the property.

## Accommodation

The property has the following approximate floor areas:-

Ground floor		184.41 Sq.m		1,985 Sq.ft
(includes strong room & safe area)				
First floor		111.48 Sq.m		1,200 Sq.ft
Second floor		136.56 Sq.m		1,470 Sq.ft
Rear car park		Approx 8 spaces		

## Terms

Available on a new FRI lease for a term to be agreed and with 5 yearly upward only rent reviews.

The ground floor can potentially be split with the upper floors dependant on occupier interest.

## Rent

£110,000 per annum exclusive.

## EPC

Further details available upon request. C 70.

## Rates

The Rateable Value from April 2024 is £77,000.

For rates payable please refer to the Local Charging Authority, Hertsmere Borough Council – 020 8207 2277.

## Legal costs

Each party to be responsible for their own legal and consultancy costs.



The subject property is located opposite this parade of shops

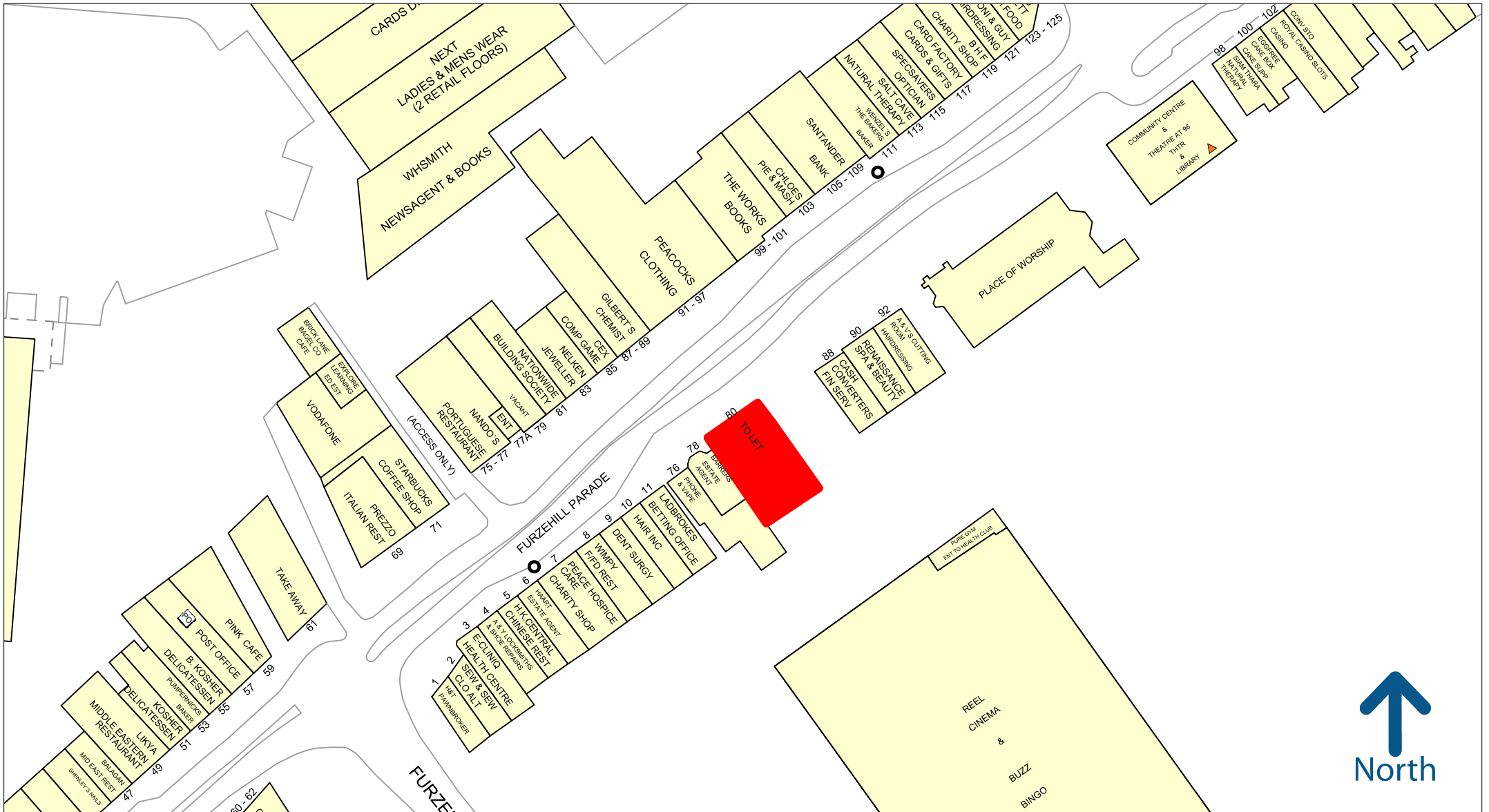
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VIEWINGS - Strictly by appointment

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

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