

TO LET

2,107 Sq Ft (195.74 Sq M)

- › Town centre offices with high quality interior designed fit out, 250 metres of mainline train station & town centre
- › Raised floors with inset data cabling and 1Gb fibre line. Fully air conditioned
- › Predominantly open plan with board and meeting rooms, and furnished options available



First Floor Calleo House

49 Theobald Street, Borehamwood, WD6 4RT

Contact: Matthew Bowen or Hugo Harding
Tel: **01727 575 445**
eddisons.com





Location

- Situated prominently fronting onto Theobald Street close to its junction Shenley Road
- The retail and leisure facilities of the Town centre are within a very short walk
- Elstree & Borehamwood mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 25 minutes
- A1(M) – 1 mile
- M25 – 5 Miles



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Description

- High specification modern offices with excellent natural light incorporating a wealth of interior design features
- The office is predominantly open plan with full height glazed partitions to create offices and meeting/board rooms
- There is a fully raised floor with inset data cabling and a 1Gb fibre line connection, air conditioning, LED lighting, underfloor heating, security and door entry systems
- Includes fully fitted kitchen, break out areas and WC facilities including a shower to the first floor
- There are 9 parking spaces in total.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £67,424 per annum. VAT is not payable on the rent.

Accommodation

First Floor	195.74 SQ M	2,107 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-89

Business Rates: The rateable value is £45,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Available upon request.

Contact:

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HUGO HARDING

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