

49C THEOBALD STREET

BOREHAMWOOD, WD6 4RT

FOREST
REAL ESTATE

TO LET

4,748 SQ FT

Detached Warehouse/Showroom Building

Key Features

- Detached Building
- Ceiling Heights Up To 3m
- Parking Up To 10 Spaces
- Gas Central Heating
- LED Lighting
- No VAT or Service Charge Payable
- Security Shutters
- Intercom
- Within A Short Walk Of Elstree & Borehamwood Station

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Description

This single-story detached warehouse/industrial building, situated in a small industrial estate, has most recently served as a showroom for kitchens and bathrooms, accompanied by a rear workshop.

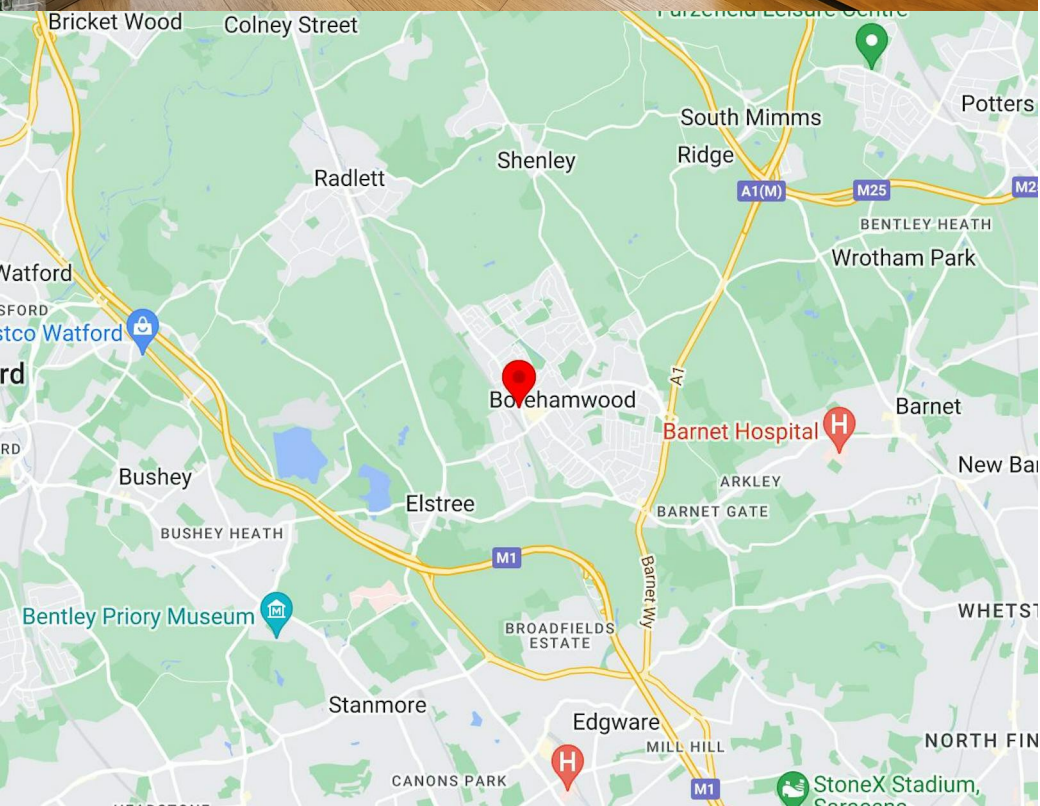
There exists potential to install a mezzanine floor and to enhance the overall ceiling heights, pending approval from the landlord.

Externally, the property boasts abundant parking space for up to 11 vehicles.

Location

This property is located in an industrial estate off Theobald Street, which is within a 5 minute walk from Elstree & Borehamwood Station providing great access to into central London via the Thameslink.

The unit is also located across the road from Borehamwood Shopping Park, with a wide variety of nationwide brands are situated.





Availability

Lease New Lease

Rent £68,000 per annum

Rates £22,330.25 per annum

Service Charge N/A

VAT Not applicable

EPC E (101)

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Theobald Street, Borehamwood, WD6

For identification only - Not to scale

