FOR SALE
OFFICE

GRAHAM SIBBALD



6 Theobald Court, Theobald Street, Borehamwood, Hertfordshire, WD6 4RN

- Open plan offices with ground floor meeting room
- 2,025 sq ft over three floors
- Parking for 10 cars.
- Available freehold with share of the management company

LOCATION

Located in the heart of Borehamwood on the Theobald Court development, comprising of seven adjoining office buildings. Situated in the centre of Borehamwood, a short walk from the railway station and all local amenities.

Train Station 250 yards
A1 (M) 1.6 Miles
M25 (Junction 23) 4.4 Miles



DESCRIPTION

Self contained office building over three floors. The building comprises of mostly open plan office space on the ground floor providing a reception area, good sized meeting room and kitchen to the rear.

The first floor is predominantly open plan with a kitchen/ break out area. The second floor comprises of open plan offices with a small kitchenette and w/c off the main corridor. The property benefits from LED lighting on the top two floors, air conditioning/ heating cooling and carpeting throughout.

The property has 10 car parking spaces at a ratio of 1:202.

ACCOMMODATION

Ground Floor	656 Sq Ft	60.94 Sq M
First Floor	659 Sq Ft	61.22 Sq M
Second Floor	710 Sq Ft	65.96 Sq M
Total	2,025 Sq Ft	188.12 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current ratable value is £47,000, with rates payable in the order of £20,304.

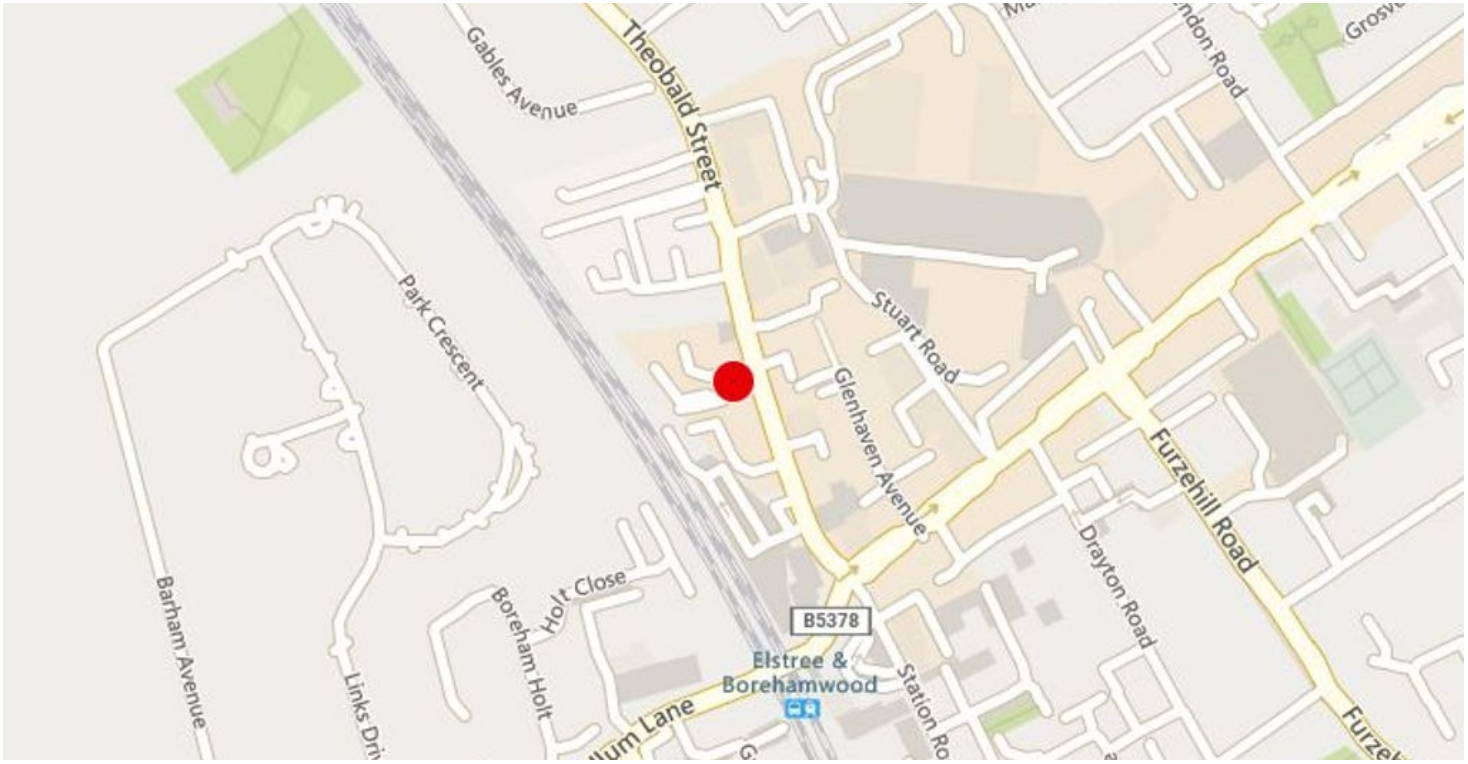
VAT
The property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE
C 73

QUOTING PRICE
£710,000 for the Freehold

TENURE
Available Freehold with a share of the management company.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



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Date published: 24-Nov-2026

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