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Cassidy  
& Tate  
Your Local Experts



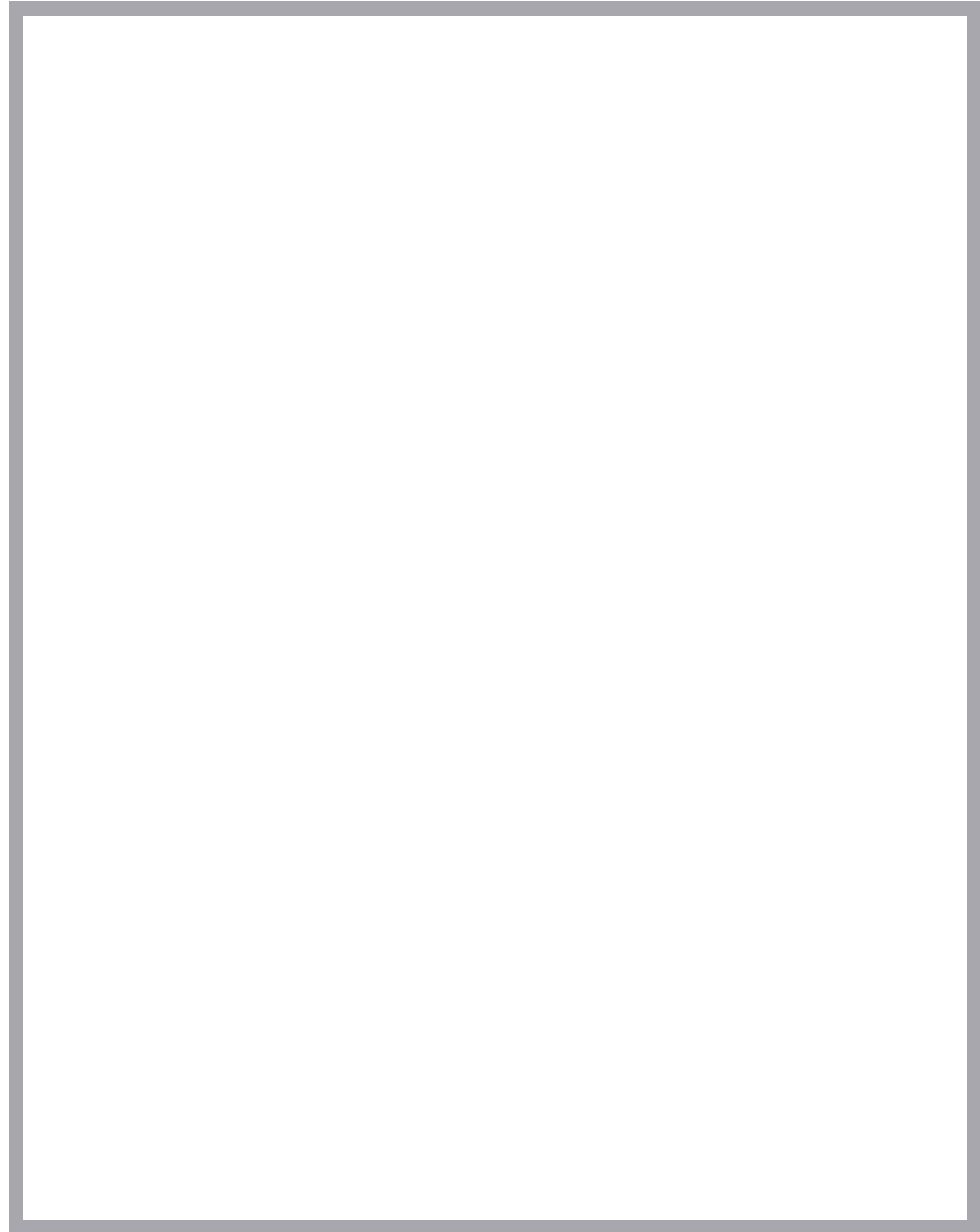
Award Winning Agency

THEOBALD STREET  
BOREHAMWOOD  
WD6 4RQ



# All The Ingredients Needed For A Fabulous Lifestyle

The subject property comprises a business unit that forms the right-hand end of a terrace of five similar units, each originally configured to provide two floors of offices to the front and factory / warehouse space behind with a segmental door in the front elevation providing loading. Subsequently, approximately 75% coverage mezzanine office space has been added and the subject unit is used as a telephone call centre. The unit benefits from eight dedicated car parking spaces to the front of the building. Eaves height of 5.5 metres (17' 11"). 367.09 sq m (3,950 sq ft). The subject property is situated in the south Hertfordshire town of Borehamwood, a commuter town some 12 miles north west of Charing Cross. Nearby centres include: Barnet, some 3 miles to the east, Watford, circa 4.5 miles to the west, and Edgware, approximately 3.25 miles to the south. Borehamwood town centre lies only a short distance to the east and affords an extensive retail and leisure offer. The Borehamwood Enterprise Centre is situated on the west side of Theobald Street, built perpendicular to the railway line, approximately 150 metres west of the Boulevard 25 Retail Park and 200 metres north of the junction with Shenley Road (B5378). Elstree & Borehamwood railway station (services to London St Pancras, Wimbledon, St Albans and Luton) is approximately 250 metres distant. The A11 by-passes the town to the east and provides access to the M25 and A1 (M) approximately 2 miles to the north east and the M1 some 2.5 miles to the south. Viewings - All viewings via selling agent Cassidy and Tate in normal business hours.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

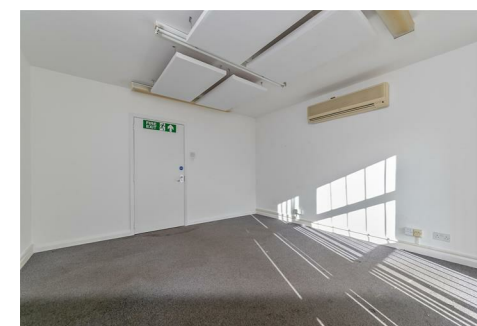
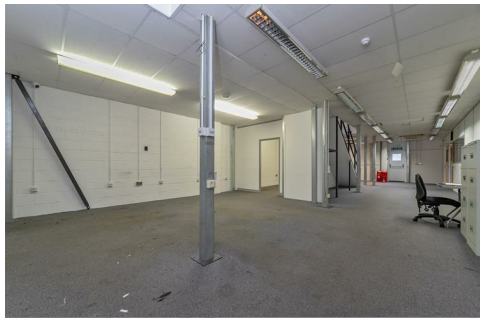
## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Freehold
- End Terrace
- Mezzanine Office Space
- 8 x Parking Space
- Approx 367.09 sqm
- Commercial
- Eaves Height 5.5 metres
- No Upper Chain

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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