



GILMARTIN LEY

Vacant Building With Development Potential For Sale - Borehamwood WD6

Of interest to owner occupiers, developers and investors

**17-21 Shenley Road,
Borehamwood,
HERTFORDSHIRE, WD6 1AD**



Price

Guide price £2,400,000 subject to contract



Property Description

The property comprises a prominent three-storey building mixed use commercial building with a gross internal area of 886.2 sq.m (9,539 sq.ft) and generous rear parking area, accessed via a right of way (coloured orange on the plan) from Glenhaven Avenue.

The building provides restaurant and events venue space at ground floor level, and office accommodation at first and second floors. The building features comfort cooling and the windows to the offices are double glazed.

The property is suitable for a number of alternative planning uses including the conversion of the upper parts to residential use, subject to obtaining the necessary consents.

The entire property is to be sold with the benefit of vacant possession.

Key considerations:

- > Rarely available versatile freehold building with vacant possession
- > Suitable for a wide variety of commercial uses and residential development STPP
- > The property benefits from permitted development rights (not being subject to an Article 4 Direction)
- > Gross internal area: 886.2 sq.m. (9,539 sq.ft.)
- > Site Area: 0.15 acres
- > Desirable Hertfordshire location
- > Excellent communications via road and rail
- > Elstree & Borehamwood Station (Thameslink): 165 m
- > c. 23 minutes journey time from Elstree & Borehamwood Station to London St. Pancras International Station
- > c. 23 minutes journey time from Elstree & Borehamwood Station to Luton Airport Parkway Station
- > A1 / Barnet Way: 2.0 km



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Accommodation

Gross Internal Area: 886 sq.m. (9,538 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Second floor offices	269.50	2,900	Open plan and partitioned offices with suspended ceilings, kitchen & WCs. Area stated is NIA.
First floor offices	264.60	2,848	Open plan offices with suspended ceilings, kitchen & WCs. Area stated is NIA.
Ground floor restaurant	256.30	2,758	Restaurant, kitchen and events venue space with WCs and ancillary accommodation. Area stated is GIA.

Property Location

The subject property is located in the heart of Borehamwood at the western end and on the northern side of Shenley Road less than 100m to the east of the junction of Station Road, Theobald Street and Allum Lane.

The area provides a good range of bars, restaurants, leisure, shopping and entertainment facilities. The subject property is only 200m to the west of the pedestrian entrance to the recently refurbished Borehamwood Shopping Park and its c.200,000 sq.ft of retailing, leisure space and 514 car parking spaces. Current occupiers include M&S Simply Food, Aldi, Boots, Poundland, Costa Coffee, Anytime Fitness, Lidl, Sports Direct, Argos, Pets at Home and Next.

Transport communications are excellent. Elstree and Borehamwood Railway Station is only 165m to the south-west of the property, which provides direct and regular services to London St. Pancras International Rail Station (c.23 minutes journey time) and Luton Airport Parkway Rail Station (c.23 minutes journey time). The A1 / Barnet Way is 2.0 km to the east, which provides easy connections to M25 in the north and the M1 to the south.

2023 Rateable Value £171000.00

Estimated Rates Payable £84303 per annum

Terms Freehold for sale with vacant possession

The property is elected for VAT.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Hertsmere Borough Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/32284>

Existing Floor Plans
Site Plan
Article 4 Direction Modification Letter
Chancel Search
Drainage and Water Search
Environmental Search
Highways Search
Local Authority Search
Offer Requirements Document

<https://www.gilmartinley.co.uk/properties/for-sale/development/borehamwood/hertfordshire/wd6/32284>

Our ref: 32284

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Last Updated:

07 Feb 2025

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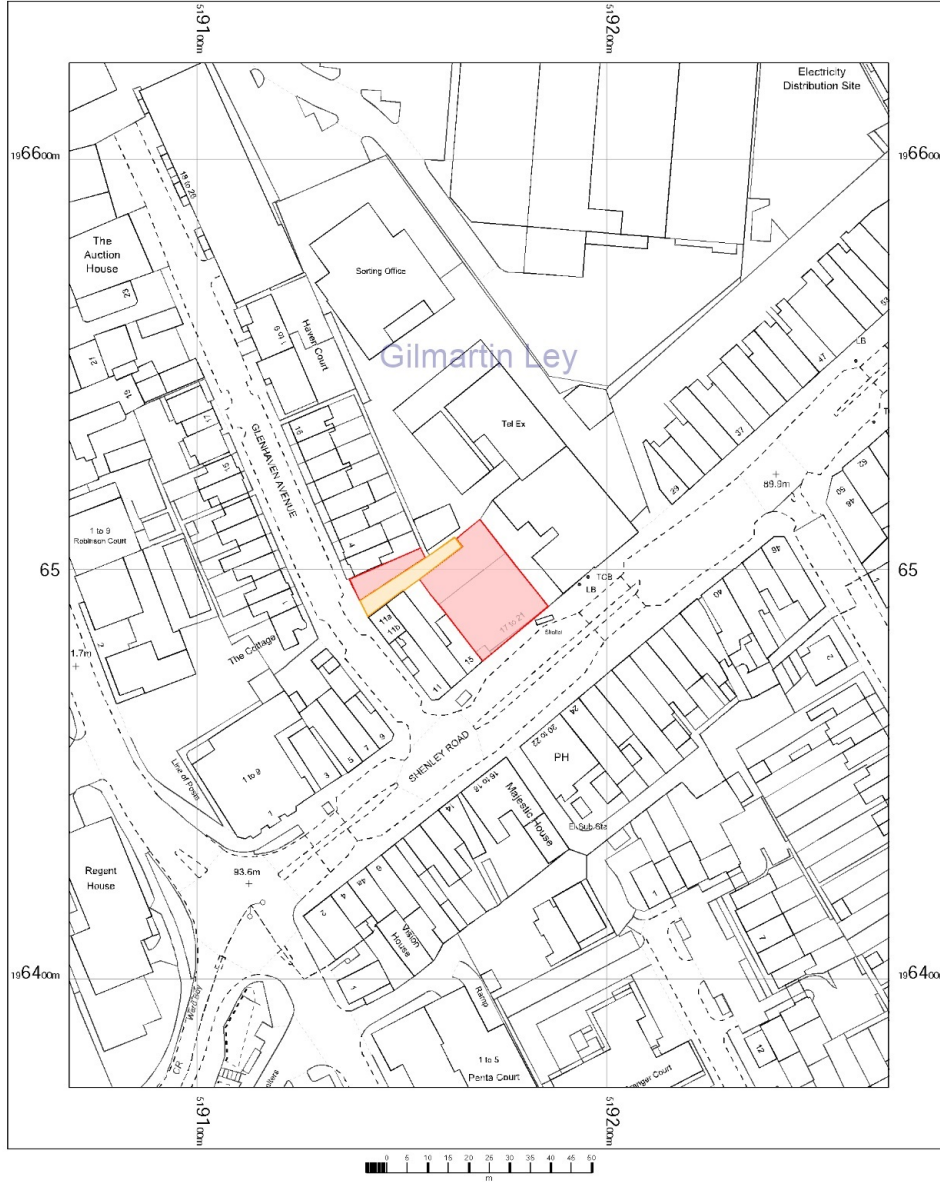


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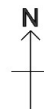
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OS MasterMap 1250/2500/10000 scale
Monday, September 30, 2024, ID: CM-01187083
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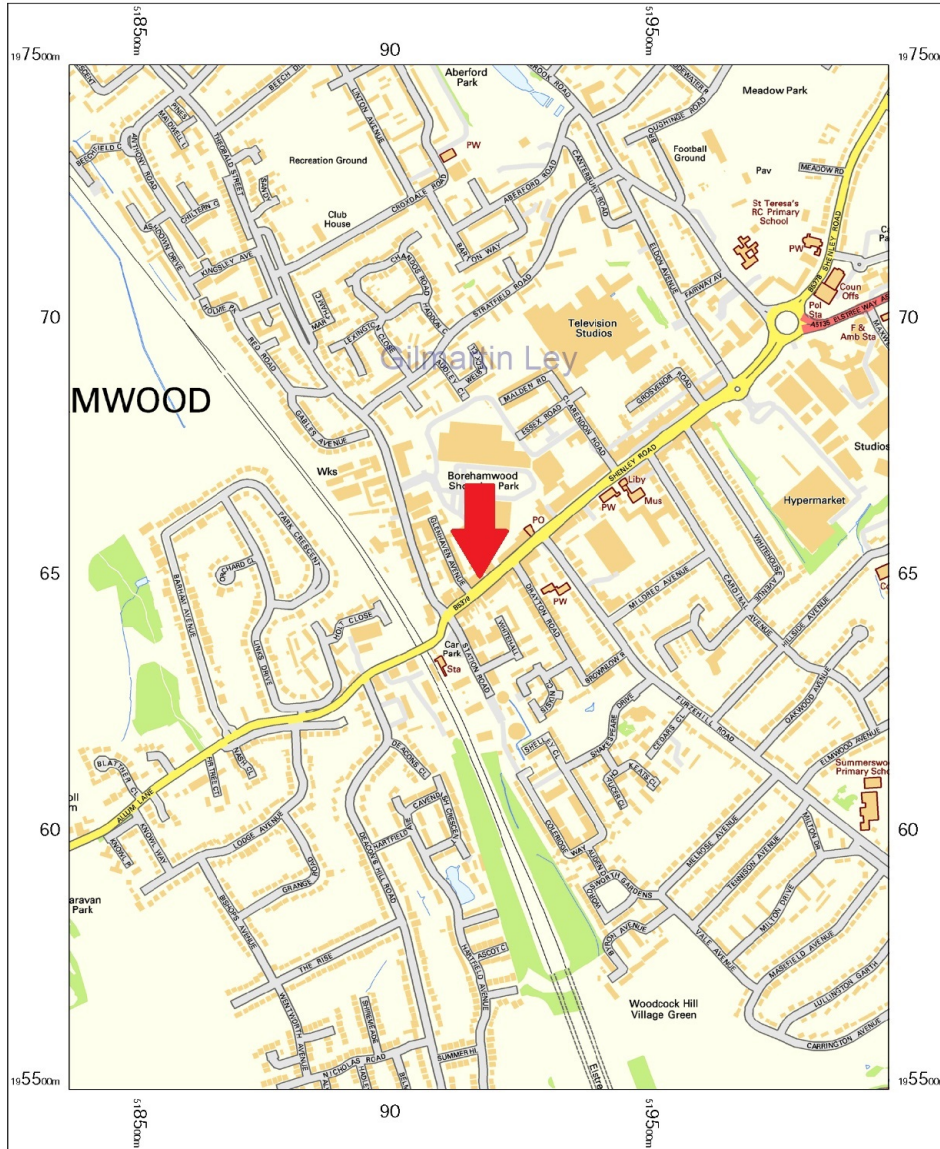


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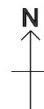
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OS Streetview
Thursday, September 26, 2024, ID: CM-01186651
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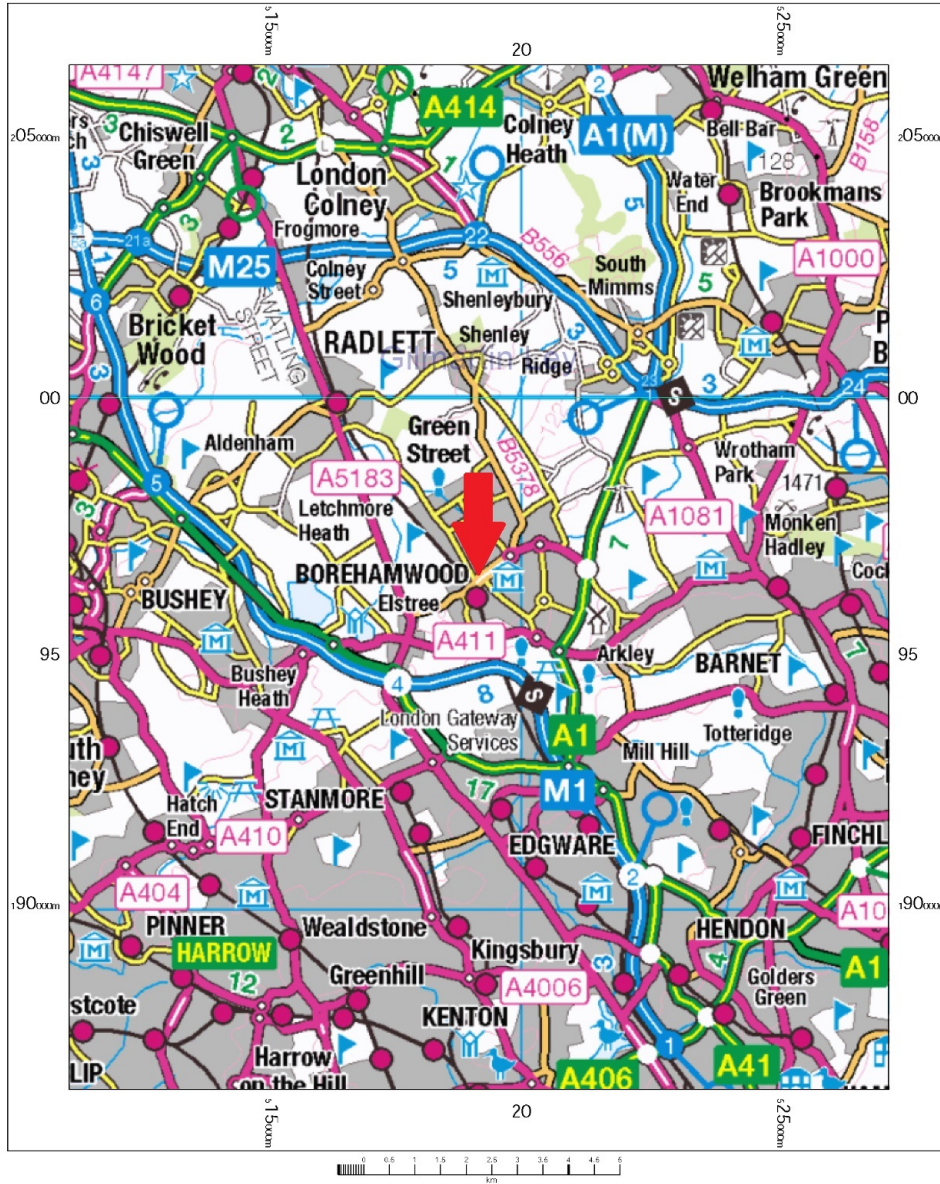


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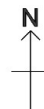
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OS 250k scale raster
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