



GILMARTIN LEY

Shop To Let - Borehamwood WD6

New lease available

Ground Floor North 52
Shenley Road,

BOREHAMWOOD, WD6 1DS



Area

Net Internal Area: 49 sq.m. (525 sq.ft.)

Rent

Guide rent £19,750 per annum (approx.
£1,646 monthly) subject to contract

Property Description

As this shop falls within planning Use Class E it is suitable for a variety of retail, office and consulting / medical / therapy uses.

The property has one air con unit, a ducted air extraction system, fire alarm system and wall-mounted programmable electric heaters. A tea station and single WC are situated at the rear of the unit.

The property has some non-structural partitions which could be removed if required by the incoming tenant, subject to the landlord's prior approval.

The unit has secure pedestrian rear access via Drayton Road.

Key considerations

- > Immediate availability - new lease
- > Excellent bustling 'high street' location
- > Metered parking available directly outside (with 30 minute free tickets available)





GILMARTIN LEY

Shop To Let - Borehamwood WD6

New lease available

Accommodation

Net Internal Area: 49 sq.m. (525 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Main retail unit	47.81	514	
Tea station	0.97	10	

Property Location

Borehamwood is a lively and prosperous southern Hertfordshire town which is protected on all sides by the Green Belt.

Located on the southern side of Shenley Road this unit is in a bustling 'high street' location. Metered parking is available directly outside (30 minutes free parking is available).

The property is only 250 metres from Borehamwood Railway Station which is on the Thameslink line: 6 trains an hour provide direct services to London St Pancras International with a journey time of 23-26 minutes.

2023 Rateable Value £18750.00

Estimated Rates Payable £9000 per annum

Service Charge p.a. TBC

Premium Nil

Terms New lease available on terms to be agreed

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/32448>
Offer Requirements Document

Last Updated: 27 May 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

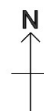
52 Shenley Road, WD6 1DS



OS Streetview
Friday, November 29, 2024, ID: CM-01196917
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 519275 E, 196528 N

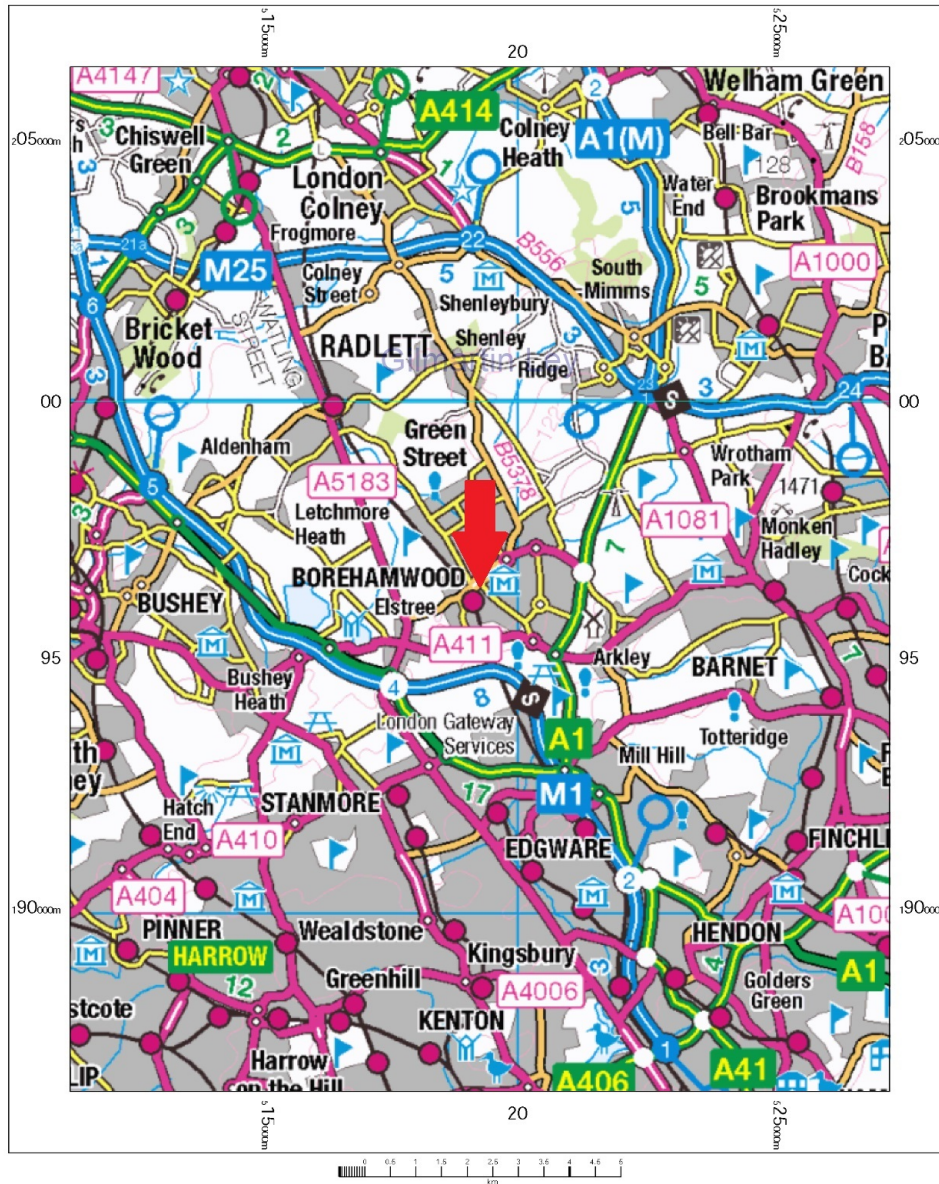
Contains OS data © Crown copyright [and database right]



**Map supplied by
Centremaps Live**



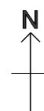
52 Shenley Road, WD6 1DS



OS 250k scale raster
Friday, November 29, 2024, ID: CM-01196922
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 519266 E, 196522 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



GILMARTIN LEY

Shop To Let - Borehamwood WD6

New lease available



<https://www.gilmartinley.co.uk/properties/to-rent/shops/borehamwood/borehamwood/wd6/32448>

Our ref: 32448

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk