



GILMARTIN LEY

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 ingoing 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)





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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

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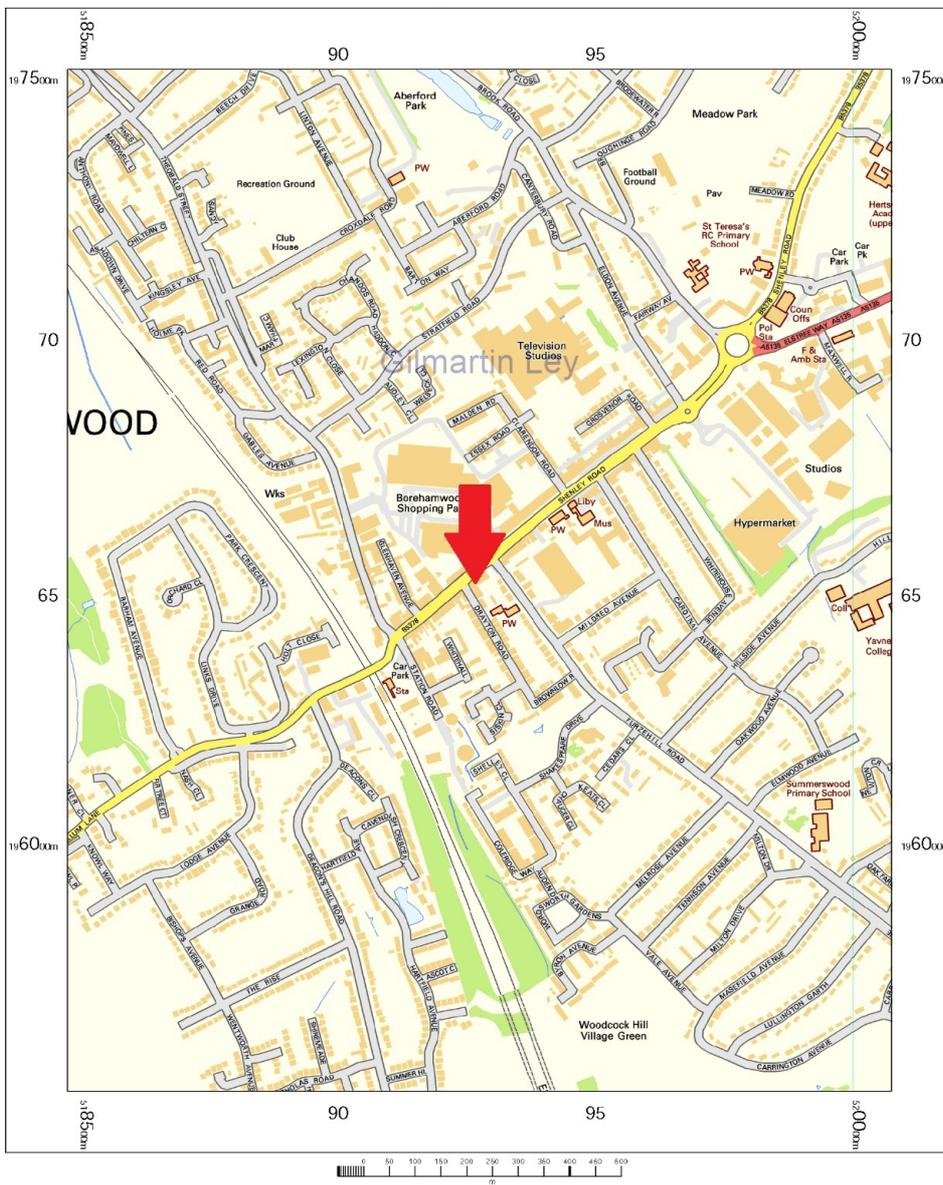


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Shop To Let - Borehamwood WD6

New lease available

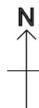
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Our ref: 32448

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

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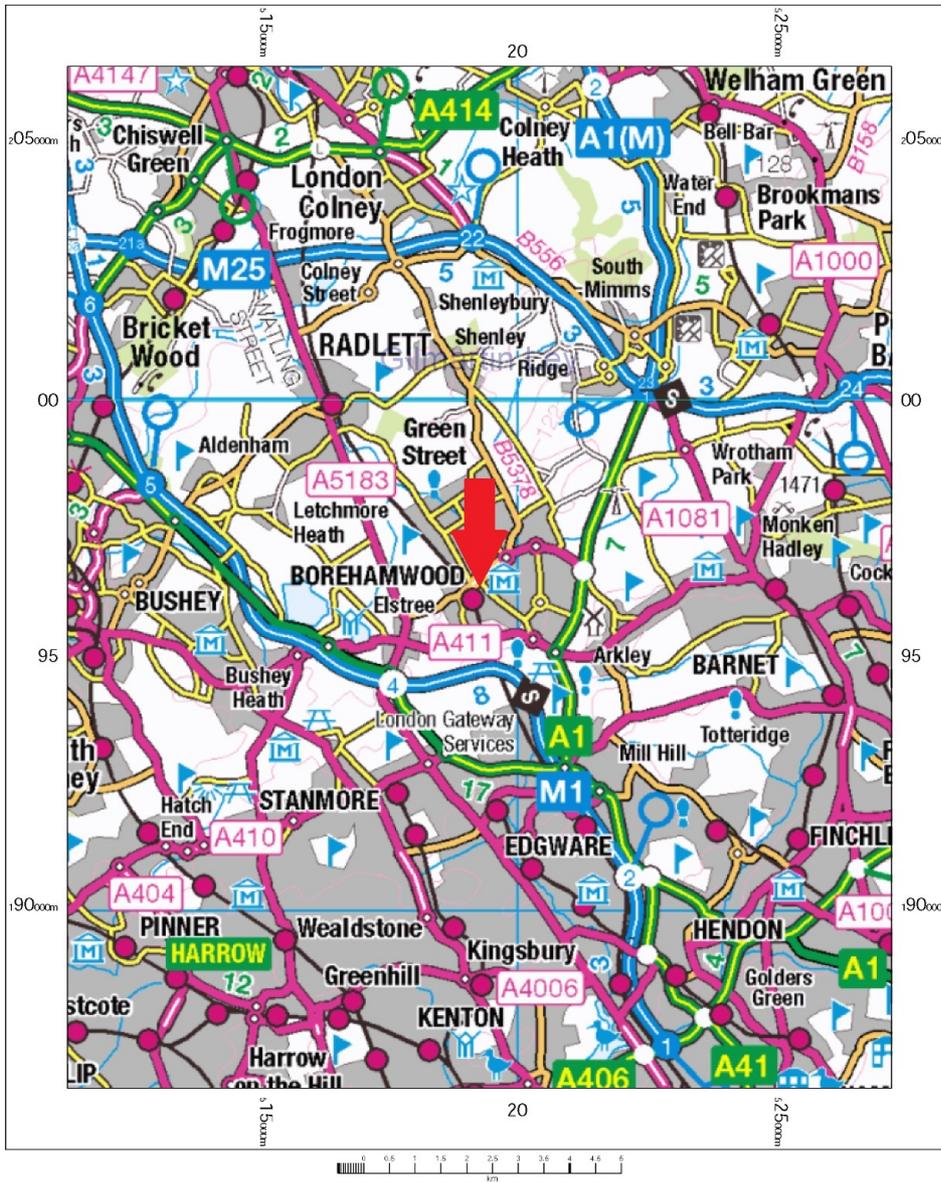


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