

# TO LET

## PRIME GROUND FLOOR LOWER GROUND FLOOR COMMERCIAL UNIT

### MAJESTIC HOUSE

16-18 SHENLEY ROAD  
BOREHAMWOOD

HERTFORDSHIRE | WD6 1DL

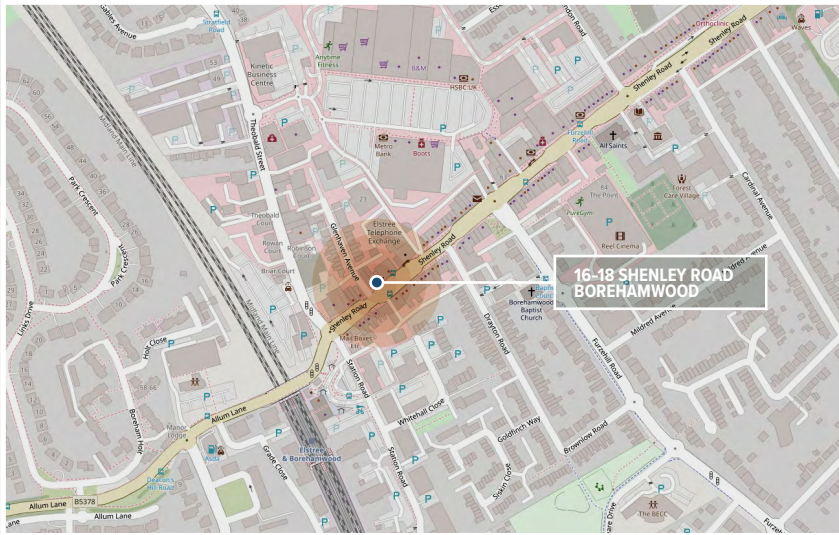
- An **open-plan commercial unit** arranged over ground floor and basement, offered in shell condition for complete flexibility.
- **Class E use**, suitable for a variety of occupiers including retail, restaurant, medical, office or leisure.
- The space features **multiple access points** and can be sub-divided into smaller units to **meet individual requirements**.



CGI OF THE PROPERTY FROM SHENLEY ROAD

From **3,564 sq ft (331 sq m)**





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### LOCATION & DESCRIPTION

**MAJESTIC HOUSE** is a brand new mixed use development only moments from Elstree & Borehamwood railway station, and benefits from excellent footfall along Shenley Road.

The property is located directly opposite Sainsbury's Local, and a high number of independent restaurants such as Shenley Bar & Bakery, Wood Grill restaurant, Going Greek as well as national operators including Pizza Hut, Starbucks, Nandos, Buzz Bingo.

Borehamwood Shopping Park is also only a few minutes away with MetroBank/Aldi/Lidl/Sports Direct/JD Sports/Anytime Fitness with 580 parking spaces. There are also a number of office buildings in close proximity to the property, and the world famous Elstree Studios is only down the road.

The ground and lower ground comprises a highly visible double fronted commercial space which can either be let as a whole or split to suit.

### TERMS & TENURE

A new lease directly from the Landlord on terms to be agreed.

### BUSINESS RATES

The property is to be assessed for business rates by the local authority Hertsmere Borough Council. Interested parties are advised to make their own enquiries.

### ACCOMMODATION & RENT

#### Ground Floor:

3,956 sq ft / 368 sq m

Ceiling height: 2.5m

**Rent:** £75,000 per annum

#### Lower Ground Floor:

3,564 sq ft / 331 sq m

Ceiling height: 2.6m

**Rent:** £50,000 per annum

#### Combined Ground Floor & Lower Ground:

7,520 sq ft / 699 sq m

**Rent:** £125,000 per annum

All rents exclusive of Service Charge and Business Rates.

### EPC

The EPC rating for the property is TBC.

### VAT

All figures are quoted exclusive of VAT.

### COSTS

Each party is to be responsible for their own legal costs.

## CONTACT

All viewings are by prior appointment from the Landlord's agents, **May & Company**:

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**MAY & COMPANY**  
RETAIL & LEISURE SPECIALISTS

