

UNIT 405 CENTENNIAL PARK

BOREHAMWOOD, WD6 3TN

FOREST

REAL ESTATE

TO LET

7,324 SQ FT

Two storey industrial unit available in Borehamwood.

Key Features

- Parking for up to 6 Cars
- Approx 2.7m Clear Eaves
- Private Meeting Room
- Loading Area
- Electric Loading Door (2.995m x 2.984m)
- Shower and Disabled WC





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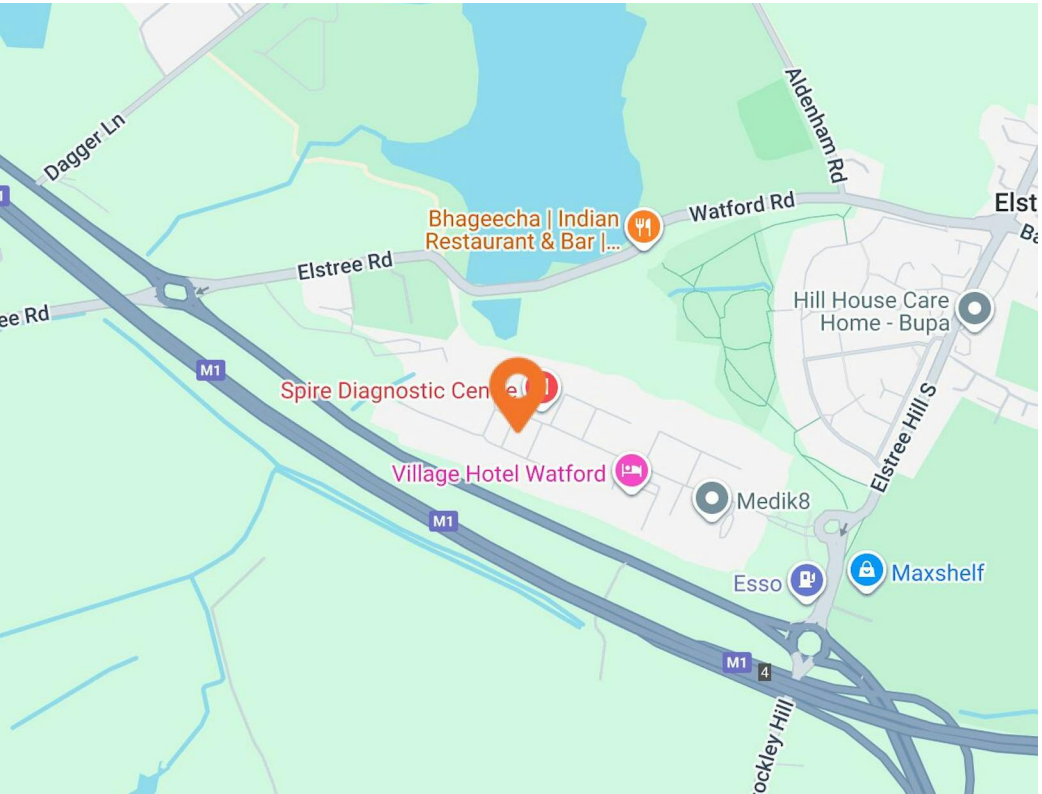


Description

Constructed in 2007 comprising a quality two-storey end-terrace business unit of steel portal frame with profiled metal clad and powder coated double glazed elevations under a metal clad roof.

Various improvements have taken place including extending the first floor to provide showroom, offices and production / storage.

Externally there are 6 parking spaces included as well as a private loading area.

Location

Centennial Park is a very high quality, 66 acre low density, landscaped business park situated beside the A41 & M1 Motorway (Jct.4). The M25 (Jcts.19-21 & 23) are all within 8 miles, the A1 is 2.5 miles distant and Central London is 13 miles away.

There are regular bus services from the Park giving access to Rail links via Elstree & Borehamwood (Thameslink) and Stanmore (Jubilee Line) stations. Watford Junction station (Euston 18 mins) is also approx. 4.5 miles distance by car.

The business park is highly favoured by technology, communications and healthcare companies and has the added benefit of a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities.

The park also includes onsite security and 24 hour CCTV monitoring.

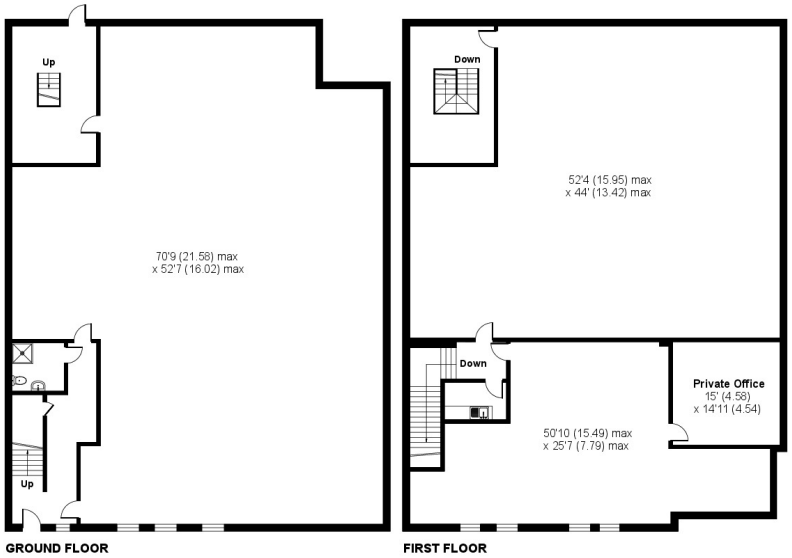





Centennial Park, Centennial Avenue, Elstree,

Approximate Area = 7324 sq ft / 680.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Forest Real Estate Limited. REF: 1393201

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,721	345.69
1st	3,603	334.73
Total	**7,324**	**680.42**

Lease	Assignment
Rent	£80,000 per annum
Rates	£54,240 per annum From April 2026 - this is an estimate provided by the VOA. Prospsective tenant's are advised to make their own enquiries.
Service Charge	£4,676.56 per annum plus VAT
VAT	Applicable
EPC	On application

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