

Stimpsons

Unit A-B Elstree Trade Park, Chester Road, Borehamwood, WD6 1GJ

To Let | 9,301 to 18,600 sq ft

Industrial/Warehouse/Trade Unit

Summary

- Rent: £25 per sq ft per annum exclusive
- Business rates: £138,444 per annum
- Service charge: £0.97 per sq ft
- VAT: Applicable. VAT will be charged on the rent and service charge
- Lease: New Lease

Description

Units A and B are warehouse buildings constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional standard.

Location

The property is accessed via the estate's main entrance from Elstree Way at the entrance to Wickes and also via Chester Road. The property is less than 0.3 miles from the A1, which is in turn approximately 2.6 miles for the M25 at Junction 23.

Accommodation

Name	sq ft	sq m
Unit - A Ground	8,456	785.59
Unit - A 1st Floor	883	82.03
Unit - B Ground	8,416	781.87
Unit - B 1st FLoor	883	82.03
Total	**18,638**	**1,731.52**

Key Points

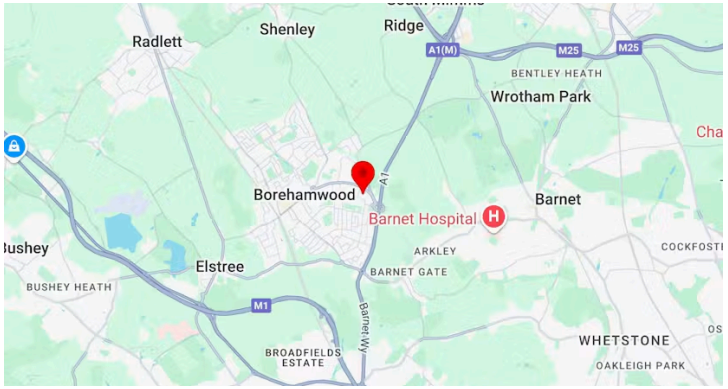
- To be refurbished
- Clear height of 8.7 metres
- 2 electric level access loading doors
- Solar power
- 2.6 miles of M25 (Junction 23)
- Nearby occupiers include Wickes, CCF, Toolstation, Yodel and Sky Studios
- Available separately or combined

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

The business rates as follows:
Unit A - Rateable Value: £122,000. Rates Payable: £67,710 per annum
Unit B - Rateable Value: £127,000. Rates Payable: £70,485 per annum



Further information

- View details on our website

Contact & Viewings



Graham Payne
| 07801 098096
graham.payne@stimpsons.co.uk

Viewings

Strictly by appointment via the joint agents (Monday to Friday 0900 to 17:30)


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