UNIT 250 CENTENNIAL PARK ELSTREE

WD6 3TH

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High Quality Business/Production Unit

8,760 Sq.ft – To Let

To be Comprehensively Refurbished

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Business / Production Space

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KEY DETAILS

- To be comprehensively refurbished
- New VRF Heating/Cooling system to the offices
- New roof mounted PV array
- New roof lights to warehouse
- EV charging points
- Offices to be re-carpeted and decorated throughout
- Offices to feature exposed services
- New sanitaryware to WC's
- New wall and floor coverings to WC's

AMENITIES

Eaves Height-6m	*Loading Door*	*LED Lighting*
EV Charging	*WCs*	*24 Hour Security*

- 6m eaves to warehouse
- Full height electrically operated loading door
- LED lighting to the warehouse and offices
- 24 hour on site security with CCTV monitoring & patrols
- DeVere Hotel on site with Starbucks and gym

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LOCATION

Centennial Park lies between Elstree and Stanmore and comprises a mixed use business park totalling c.75,000 Sq.ft. The Park is particularly popular with technology, communications and healthcare companies and offers a landscaped and well maintained environment. Road communications are excellent with immediate access to Junction 4 of the M1. Further features of the Park include a Village Hotel with a gym and Starbucks together with meeting and conference facilities.

DESCRIPTION

The property comprises a modern business unit providing single storey production space with rear loading that is fronted by two storey offices.

TRANSPORT

- M1 (Junction 4) - 2.5 miles
- M25 (Junction 23) 6.2 miles
- Elstree & Borehamwood - 2.1 miles
- Stanmore (Jubilee Line) - 2 miles
- Two bus stops within the park, routes 107 & 324, offering multiple local connections.

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ACCOMMODATION

	Sq.m	*Sq.ft*
First Floor Office	203.45	2,190
Ground Floor Office	203.45	2,190
Production	406.91	4,380
Total	**813.81**	**8,760**

These floor areas are approximate and have been calculated on a gross external basis.

TERMS

A new lease is offered for a term by negotiation.

RENT

On application.

BUSINESS RATES

To be re-assessed post refurbishment.

EPC

Targeting Grade B, post refurbishment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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