Comprehensively refurbished

Centennial Park

UNIT 250 • CENTENNIAL AVENUE • ELSTREE • WD6 3TH

CENTENNIALPARKELSTREE.CO.UK



To Let

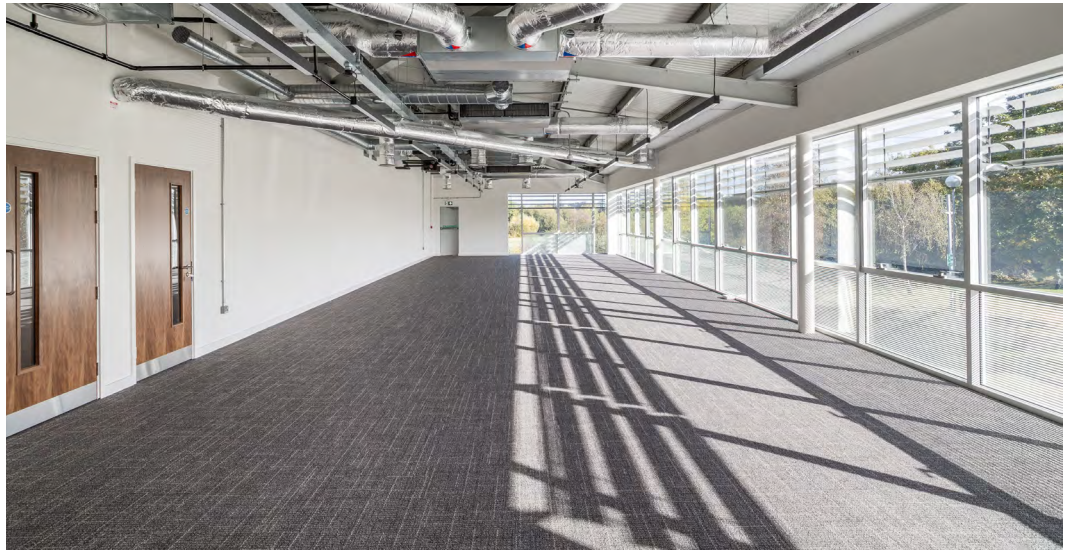


Fully refurbished business / production unit

8,760 sq ft (813.81 sq m)

- New roller shutter door
- Roof mounted PV array
- VRF heating and cooling to offices
- 6m eaves height
- EV charging points
- 24/7 Park security
- LED lighting throughout
- Ability to enclose yard







Description

The property is situated on the established Centennial Park, a landscaped business park offering excellent road connections and a range of on-site amenities.

Rent

Rent on application.

EPC

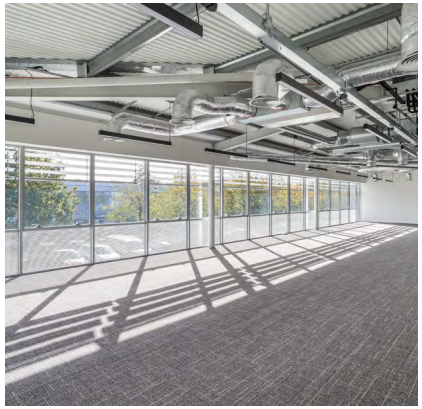
Targeting EPC Grade A.

Accommodation (GEA)

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















Location

Centennial Park is situated between Elstree and Stanmore and comprises a modern, mixed use business park totaling circa 750,000 sq ft.

Set within a landscaped and well maintained environment, the business park is highly favoured by technology and healthcare companies.

Centennial Park offers immediate access to the M1 (J4) and benefits from a Village Hotel including Starbucks, gym and meeting / conference facilities.

The park also features manned security and 24 hour CCTV monitoring.

SAT NAV: WD6 3TH

UNIT 250
CENTENNIAL PARK
CENTENNIAL AVENUE
ELSTREE
WD6 3TH

WHAT3WORDS
///BEHIND.LIFTS.MODERN

GOOGLE MAPS
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Travel

M1 (Junction 4)	0.5 mile	1 min
Elstree & Borehamwood station	1.8 miles	6 mins
Stanmore Underground (Jubilee Line)	2.1 miles	6 mins
A1/A41 Intersection	2.9 miles	10 mins
M1 (Junction 5)	4.0 miles	10 mins
M25 (Junction 23)	5.8 miles	12 mins
M25 (Junction 21)	11.1 miles	13 mins
Central London	13.9 miles	1hr 10 mins
Heathrow Airport	17.8 miles	37 mins
Luton Airport	20.7 miles	26 mins

Source: Google Maps

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