

To Let

Trade Counter/Warehouse Unit
Recently comprehensively refurbished

- 8.7m minimum eaves height
- 2 roller shutter doors
- First floor office accommodation
- Onsite staff and customer parking
- 24/7 access
- PV solar
- LED lighting
- Potential to secure yard

Unit A, Elstree Trade Park

Elstree Way, Borehamwood, WD6 1GJ

9,301 sq ft

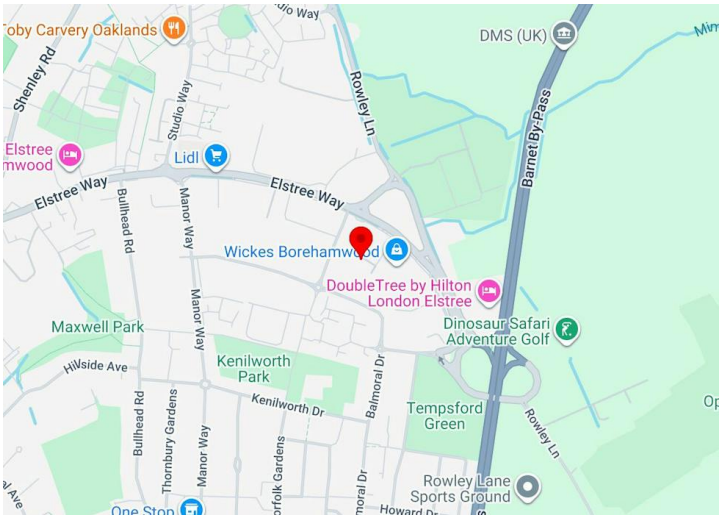
864.09 sq m

Reference: #299318

Unit A, Elstree Trade Park

Elstree Way, Borehamwood, WD6 1GJ





Summary

Available Size	9,301 sq ft / 864.09 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Units A & B is a modern trade counter/warehouse facility located on an established trade counter and warehouse scheme with nearby occupiers including Toolstation, TLC and Halfords, opposite a Wicks building supplies superstore.

Location

The property is well located in an established business area adjacent to the A1(M) (0.5 miles).

The estate benefits from a prominent position fronting Elstree Way (A5135) whilst there is also access to Chester Road at the rear.

The M25 (Junction 23) is within 2 miles. Elstree and Borehamwood station is approximately one mile away.

Accommodation

The accommodation comprises the following areas GEA:

Description	sq ft	sq m
Ground Floor	8,418	782.06
Combined with Unit B - Ground Floor	16,834	1,563.93
First floor offices	883	82.03
Combined with Unit B - First Floor Offices	1,766	164.07
Total - Units A & B combined	18,600	1,728
Total	**46,501**	**4,320.09**

Terms

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

VAT

VAT is payable on the rent and service charge.

Viewings

Strictly by appointment via the Joint Agents.

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