



**FOR SALE**

8 Capital Business Park, Manor Way,  
Borehamwood, WD6 1GW



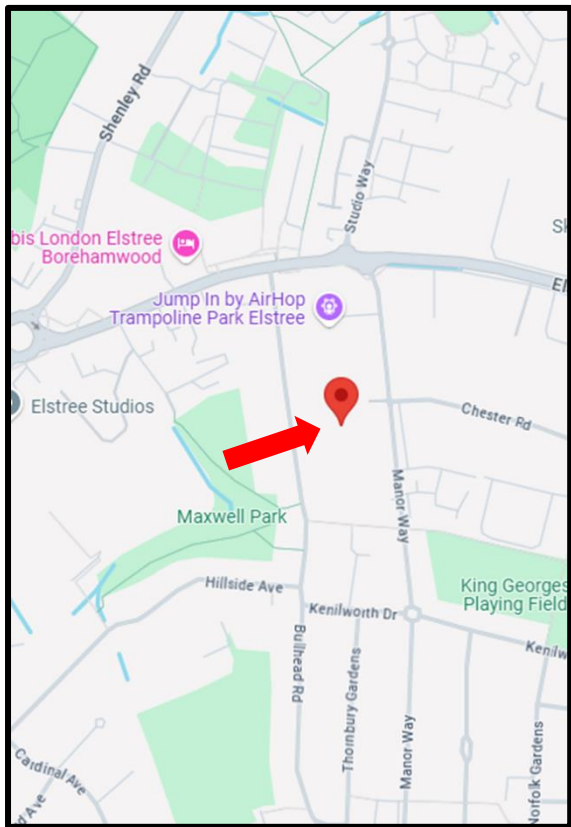
**Business Unit**

**6,689 sq ft / 621 sq m**

 **Grant Mills Wood**  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)  
**020 7629 8501**

8 Capital Business Park, Manor Way, Borehamwood, WD6 1GW



Google Maps

Description

8 Capital Business Park is a modern business unit on a secure estate with warehousing / light industrial accommodation on the ground floor and a combination of storage and fully fitted offices on the first floor. The ground floor is accessed via a full height electric up and over shutter (W- 4.1m & H- 4.7m) or separate staff entrance leading to a reception area. The warehouse has a concrete floor and a ceiling height of 3.8m to the underside of the mezz.

The first floor is access via a goods lift with a capacity of 500kg. The space benefits from 3 phase power (100 amps per phase), capped gas supply, 4 x WC’s, shower room, kitchen and staff break out area. Externally the is large forecourt and parking for 7 vehicles.

Location

Capital Business Park is a modern gated estate located on Manor Way close to its junction with Chester Road, the location offers excellent connectivity to the A1 and the M25 at South Mimms (J23), with both the M1 and A41 within 4 miles of the estate.

Elstree & Borehamwood station is located 0.5 miles from the estate and offers train services to Luton and Gatwick airports, the City and Kings Cross St Pancras International.

Terms

The freehold interest is available with full vacant possession. Quoting price available on request.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	3,561	330.83
First Floor – Offices	3,128	290.60
Total	6,689	621.43

Rates

Interested parties are to make their own enquiries via Hertsmere District Council.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through joint sole agents Grant Mills Wood and Dutch:-



Grant Mills Wood

chartered surveyors

www.grantmillswood.com

020 7629 8501

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\*\*Business rates - Interested parties are advised to make their own enquires via the Hertsmere District Council. March 2025.