



Industrial/Warehouse/Trade Unit

Unit A-B Elstree Trade Park

Chester Road, Borehamwood, WD6 1GJ

Industrial, Light Industrial, Trade
Counter, Warehouse

TO LET

9,372 to 18,744 sq ft

(870.69 to 1,741.37 sq m)

- 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

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Summary

Available Size	9,372 to 18,744 sq ft
Rent	£25 per sq ft per annum exclusive
Rates Payable	£138,444 per annum
Service Charge	£0.97 per sq ft
VAT	Applicable. VAT will be charged on the rent and service charge
EPC Rating	Upon enquiry

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

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Unit - A Ground	8,456	785.59
Unit - A 1st Floor	916	85.10
Unit - B Ground	8,456	785.59
Unit - B 1st Floor	916	85.10
Total	18,744	1,741.38

Specification

- 8.7m clear eaves
- 2 electric level loading doors
- 24/7 hours of use

Viewings

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

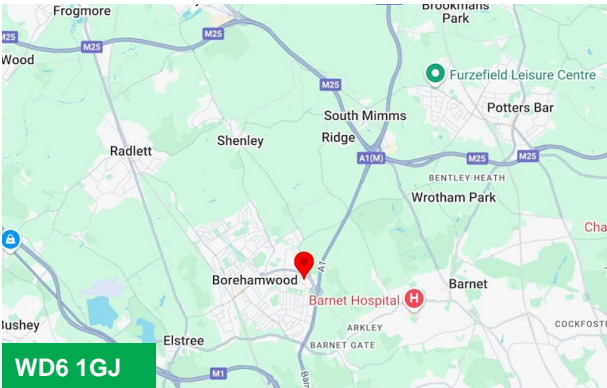
Terms

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



Viewing & Further Information

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