



AITCHISON RAFFETY



- Prominent building on busy road
- Suitable for a variety of uses within class E including recreational, showroom /restaurant / cafe/ light workshop/ offices or other uses subject to subject to planning
- Excellent parking
- High quality changing/shower facilities
- Large open plan spaces
- Own WC facilities
- Close to M1 / A41 and Aldenham Country Park

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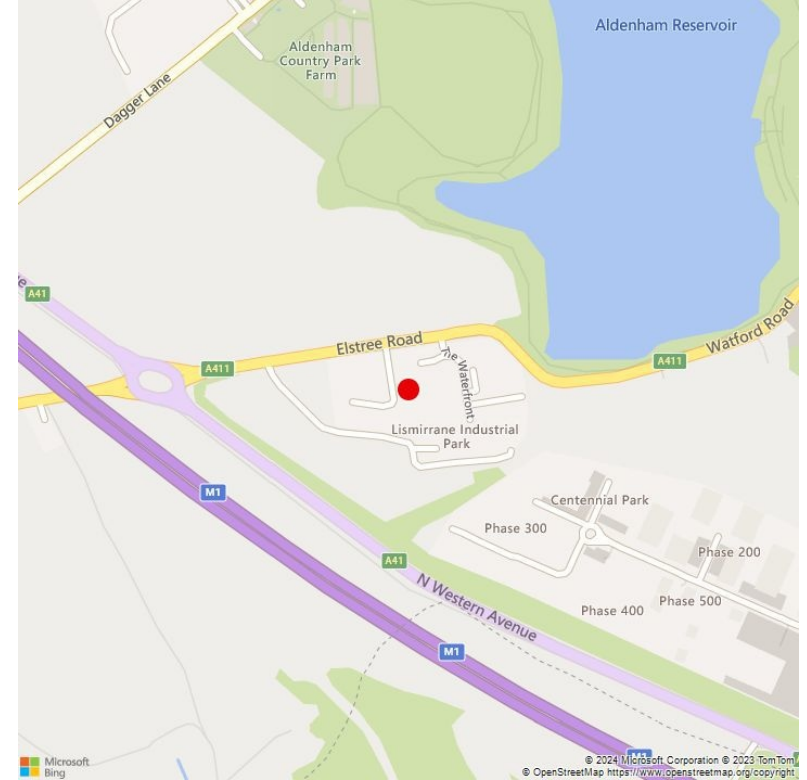
8-9, Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood WD6 3EE

Class E use studio on 2 Floors

Approx. 5,530 - 11,296 Sq Ft (513.74 - 1,049.4 Sq M)

TO LET / MAY SELL

8-9, Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood, Hertfordshire, WD6 3EE



Description

The unit in question comprises a total of 11,296 sq ft of class E use space laid out over two floors of Class E use space. Each floor provides a large open plan area with changing room facilities on the ground floor. The first floor could be partitioned off into 3 separate studios of varying sizes. The unit shares an entrance lobby with a gym that has been recently relocated to the west side of the building.

Location

Situated less than a mile from the Elstree town centre the property has great access to the A41 which runs parallel to the M1.

Elstree: 0.9 miles
 Borehamwood: 3.2 miles
 Watford: 4.2 miles
 M1 (j5): 3 miles
 A41: 0.1 miles

Floor Area

Ground Floor	5,766 Sq Ft	535.66 Sq M
First Floor	5,530 Sq Ft	513.74 Sq M
Total	11,296 Sq Ft	1,049.4 Sq M

IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

Rent

£75,000 - £155,000 per annum exclusive

Terms

Available by way of a new internal repairing and insuring lease.

Business Rates

Rates to be assessed an estimate is available on application

VAT

All quoted prices are subject to VAT

Energy Performance Rating

Band D - 83

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Planning

The building benefits from a class E use that permits recreational, office, light industrial or showroom uses. However, other uses such as religious use may be possible subject to planning.

Viewings

Strictly by appointment via the soles agents - Aitchison Raffety 01923 210733
 Ian.archer@argroup.co.uk or
 Elliot.lusby-park@argroup.co.uk



www.argroup.co.uk



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