



Modern warehouse close to A41, A1 and M1

2 Lismirrane Industrial Park

Elstree Road, Elstree, WD6 3EE

Industrial, Light Industrial,
Warehouse

TO LET

2,992 sq ft

(277.97 sq m)

- 6m eaves height
- 5 parking spaces
- 5m high loading door
- 2-storey offices
- 0.2 miles to A41
- 3.4 miles to M1 (Junction 4)
- 3 miles to A1
- To be refurbished

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Summary

Available Size	2,992 sq ft
Rent	£60,000.00 per annum exclusive
Rates Payable	£21,207.50 per annum Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£42,500
EPC Rating	E (103)

Description

A mid-terrace warehouse unit with 2-storey offices in a small industrial estate

Location

Located in Elstree close to the A41, A1 and M1

Accommodation

The accommodation comprises the following gross internal areas

Name	sq ft	sq m
Ground - Office	623	57.88
Ground - Warehouse	1,748	162.39
1st - Office	621	57.69
Total	2,992	277.96

Viewings

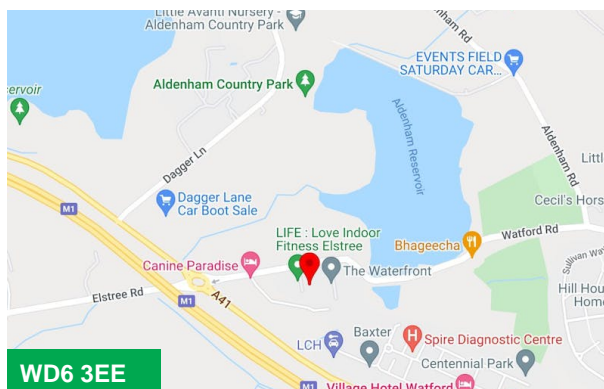
Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed

VAT

The property is VAT registered and therefore VAT will be charged on the rent.



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH