Stimpsons

Warehouse & Offices To Let/May sell

10 Warwick Road
Borehamwood, WD6 1US

Office, Trade Counter, Warehouse

TO LET

4,319 to 11,920 sq ft

(401.25 to 1,107.40 sq m)

- Prominent corner location
- 6.1m eaves
- Secure yard
- Loading bay door
- Modern office accommodation
- On site parking
- Short distance to A1 & M25

Summary

Available Size	4,319 to 11,920 sq ft
Rent	£16.50 per sq ft
Rates Payable	£6.25 per sq ft The rates payable may be subject to transitional relief. Interested parties are advised to confirm the rates payable with Hertsmere District Council.
Rateable Value	£145,400
Service Charge	N/A
EPC Rating	D (84)

Description

The property comprises a warehouse and purpose built office block on a site of 0.28 acres. The unit benefits from a full height loading door, secure external storage and designated parking.

Location

The property is prominently located on the corner of Warwick Road and Chester Road in an established business district a short distance to the A1. Access to the M25 (J23) is less than 3 miles.

Elstree & Borehamwood station is approx. 1.3 miles from the property and provides access to St Pancras International, The City and onward connections to central Europe. Both Luton and Gatwick airports are accessible from the station as well as Brighton on the south coast.

Accommodation

The accommodation comprises ground floor warehouse, showroom and 1st floor offices with the following Gross Internal Areas:

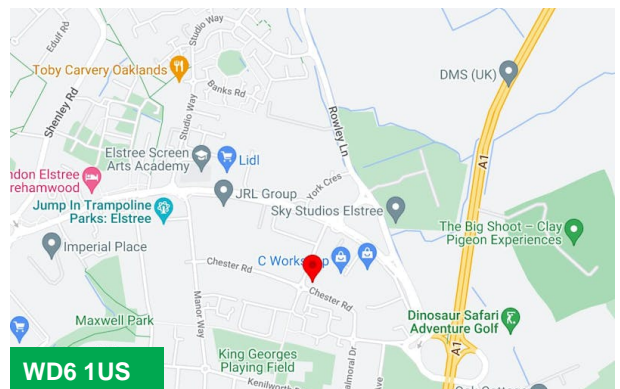| Name	sq ft	sq m	Availability
Ground - Warehouse	7,601	706.16	Available
1st - Offices	4,319	401.25	Available
Total	**11,920**	**1,107.41**	

Viewings

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

Terms

The property is offered to let on a new lease for a term to be agreed with the ingoing party.

Alternatively consideration may be given to the sale of the property.

WD6 1US

Viewing & Further Information

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