

TO BE REFURBISHED



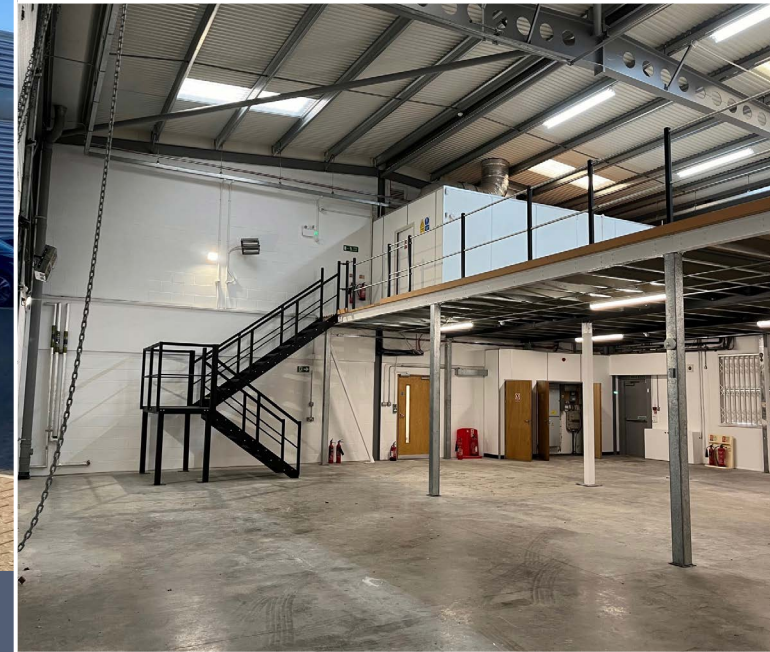
## 385 Centennial Park

Centennial Avenue | Elstree | WD6 3TJ

**To Let**

High quality industrial / warehouse unit  
on a well established business park

5,117 sq ft (475.38 sq m)





## Location

The property is located on a modern mixed-use business park totalling 750,000 sq ft. Set within a landscaped and well maintained environment, the business park is highly favoured by technology, communications and healthcare companies.

Centennial Park offers swift access to the M1 (J4) and benefits from a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities. The park also includes on-site security and 24 hour CCTV monitoring.

The 324 bus stops on the park and runs to Stanmore tube station.

### DISTANCES (miles)

M1 (Junction 4)	0.6
Elstree & Borehamwood station	2.0
Stanmore Underground (Jubilee Line)	2.1
A1/A41 Intersection	2.9
M1 (Junction 5)	4.0
M25 (Junction 23)	6.2
M25 (Junction 21)	11.1
Central London	13.9
Heathrow Airport	17.8
Luton Airport	20.7

Source: Google maps

## Features

- To be comprehensively refurbished
- 6.5m clear eaves height
- Energy efficient LED lighting to offices and warehouse
- EV Charging points x2
- Electrically operated loading door
- Swift access to M1 (J4)

## Accommodation

First Floor Offices	1,312 sq ft	121.9 sq m
Ground Floor Offices	1,312 sq ft	121.9 sq m
Ground Floor Warehouse	2,493 sq ft	231.6 sq m
<b>Total</b>	<b>5,117 sq ft</b>	<b>475.4 sq m</b>

This floor area is approximate and has been calculated on a gross external basis.

## Tenure

The property is offered on a new lease for a term and rent to be agreed.



## Business Rates

£97,000.

## EPC

Under re-assessment.

## Estate Amenities

- On-site security
- Devere Village Hotel
- Starbucks
- Hob Salons

For more information, please contact the joint agents:

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