

12 CHESTER
ROAD

Borehamwood
WD6 1LT



DETACHED INDUSTRIAL/ WAREHOUSE UNIT

TO LET / FOR SALE | 27,342 SQ FT

A HIGH-SPEC INDUSTRIAL OPPORTUNITY

12 Chester Road comprises a modern detached warehouse totalling 27,342 sq ft, which was comprehensively refurbished in 2021 to a high specification. The property is of steel portal frame construction, providing high-bay clear span space, and sits on a site of approximately 0.94 acres.

The building offers a high-quality combination of warehouse and office accommodation, with excellent access to the strategic road network and strong connectivity to Central London and the M25.

High Quality Warehouse & Office Accommodation

The warehouse provides efficient, clear span space with excellent natural light and modern LED lighting throughout, together with two electrically operated loading doors, a secure gated yard, and a 216 kVA power supply.

The office accommodation is arranged over two upper floors and has been fitted out to a high standard, including raised floors, air conditioning, suspended ceilings and staff welfare facilities, creating a modern and comfortable working environment.



SQ FT
27,342
SQ FT



2 ELECTRIC
LOADING DOORS



SECURE
GATED YARD



49 CAR PARKING
SPACES



9M
EAVES HEIGHT



LED WAREHOUSE
LIGHTING



5 EV CHARGING
STATIONS



TWO-STOREY
FITTED OFFICES



216 KVA
POWER SUPPLY



The property provides the following approximate Gross Internal Areas:

DESCRIPTION	SQ FT	SQ M
Warehouse & reception area	21,240	1,973.26
First floor office	3,049	283.26
Second floor office	3,053	283.63
TOTALS	27,342	2,540.15

Areas are approximate and measured on a Gross Internal Area basis.

FLEXIBLE,
HIGH-QUALITY
SPACE SUITABLE
FOR A RANGE OF
INDUSTRIAL AND
WAREHOUSE
USES



WELL-CONNECTED STRATEGIC LOCATION

The property is situated on Chester Road within Borehamwood's established industrial area. The A1 is approximately 0.6 miles away, providing direct access to the M25 (Junction 23) circa 2 miles to the north and the wider motorway network.

Elstree & Borehamwood station is approximately 1.6 miles distant, offering regular Thameslink services to London King's Cross in around 23 minutes. Central London is approximately 11 miles to the south.



TRANSPORT NETWORK	DISTANCE	DRIVE TIME
A1	0.6 miles	2 minutes
M25 (Junction 23)	2.0 miles	4 minutes
M1 (Junction 6)	10.2 miles	14 minutes
North Circular (A406)	11.1 miles	24 minutes
Borehamwood	0.6 miles	2 minutes
Watford	8.6 miles	21 minutes
Central London	11.4 miles	36 minutes
Elstree & Borehamwood (National Rail)	1.6 miles	6 minutes
High Barnet (Underground)	3.2 miles	11 minutes
Watford Junction (National Rail & Underground)	8.6 miles	21 minutes
Luton Airport	23.8 miles	30 minutes
Heathrow Airport	34.1 miles	39 minutes
Stansted Airport	36.1 miles	44 minutes

← A1(M) / M25 (J23)

M1 / LONDON →

THE CLASSIC
PROP HIRE COMPANY

sky studios
ELSTREE

HOWDENS

M&S
FOOD TO GO

Wickes

A1 JUNCTION

LIDL

A1

12 CHESTER ROAD

JRL GROUP

Travis Perkins



SUMMARY & FURTHER INFORMATION

RENT	On application
PRICE	On application
EPC	C (64)
LEASE	New Lease
AVAILABILITY	Available for lease or for sale with vacant possession
RATES	Rateable Value (from 1 April 2026): £440,000
VAT	The property is elected for VAT

Contacts & Viewings:



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