

COMPREHENSIVELY REFURBISHED TRADE COUNTER / WAREHOUSE SPACE

6,660 - 18,600 SQ FT

TO LET

Chester Road • Borehamwood • WD6 1GJ

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UNITS A-D

ELSTREE TRADE PARK

High-quality warehouse / trade accommodation in a well-established Borehamwood location

A FRESH OPPORTUNITY

NEWLY REFURBISHED SPACE
IN AN ESTABLISHED LOCATION

ELSTREE
TRADE
PARK

The Opportunity

UNITS A-D

ELSTREE
TRADE
PARK

Elstree Trade Park is an established industrial and trade location in Borehamwood, offering newly refurbished accommodation for businesses looking for a well-connected base in Hertfordshire.

Units A, B, C and D have been comprehensively refurbished to provide modern industrial and warehouse space, combining

practical accommodation with excellent access to the A1(M), M25 and wider North London market.

The estate benefits from a prominent position close to Elstree Way and Chester Road, with a strong mix of national and independent occupiers established nearby.



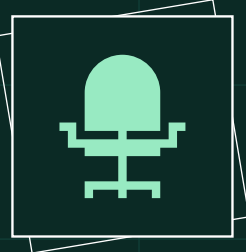
NEWLY REFURBISHED

Comprehensively refurbished accommodation providing a fresh, modern environment ready for occupation.



EPC A RATING

Excellent energy performance with an EPC A rating.



OFFICE SPACE

Dedicated first floor office accommodation.



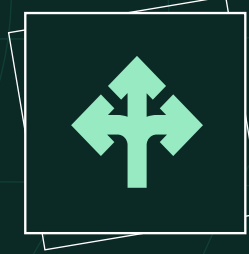
ON-SITE PARKING

Staff and customer parking available on the estate.



PV SOLAR

PV solar panel roof system supporting energy-efficient operation.



FLEXIBLE OPTIONS

Units available individually or combined, subject to availability.



8.7M EAVES

Minimum 8.7m eaves height providing excellent warehouse volume.



ROLLER SHUTTER ACCESS

Roller shutter loading doors providing efficient access for deliveries and servicing.





UNITS A & B

Units A and B provide modern industrial and warehouse accommodation within an established trade and commercial location.

The units are available individually or can be combined to create a larger facility of 18,600 sq ft.

ACCOMMODATION

	Unit A	Unit B	A & B Combined
Ground Floor	8,418 sq ft	8,416 sq ft	16,834 sq ft
First Floor Offices	883 sq ft	883 sq ft	1,766 sq ft
Total	9,301 sq ft	9,299 sq ft	18,600 sq ft
EPC Rating	A18	A15	

SPECIFICATION

- ✓ 8.7m minimum eaves height
- ✓ 2 roller shutter doors
- ✓ First floor office accommodation
- ✓ On-site staff and customer parking
- ✓ 24/7 access
- ✓ PV solar
- ✓ LED lighting
- ✓ Potential to secure yard



UNITS C & D

The building has been comprehensively refurbished to create a modern and professional environment, providing occupiers with the opportunity to establish or expand their operations in one of Borehamwood’s established commercial locations.

ACCOMMODATION

	Unit C	Unit D	C & D Combined
Ground Floor	6,212 sq ft	6,209 sq ft	12,421 sq ft
First Floor Offices	894 sq ft	902 sq ft	1,796 sq ft
Total	7,106 sq ft	7,111 sq ft	14,217 sq ft
EPC Rating	B43	B43	

SPECIFICATION

- ✓ 8.7m minimum eaves height
- ✓ 2 roller shutter doors
- ✓ Secure yard
- ✓ 24/7 access
- ✓ PV solar
- ✓ On-site parking
- ✓ Flexible operational space



RIGHT PLACE. RIGHT CONNECTIONS.

A STRATEGIC NORTH LONDON LOCATION

Elstree Trade Park is strategically located in Borehamwood, providing excellent access to Hertfordshire, North London and the wider South East.

The property is approximately 0.5 miles from the A1(M), with the M25 Junction 23 approximately 2 miles away.

Elstree & Borehamwood railway station is approximately 1–1.5 miles away, providing direct services into London St Pancras in under 25 minutes.

The estate is prominently positioned close to Elstree Way, with access also available from Chester Road.

ROAD CONNECTIONS

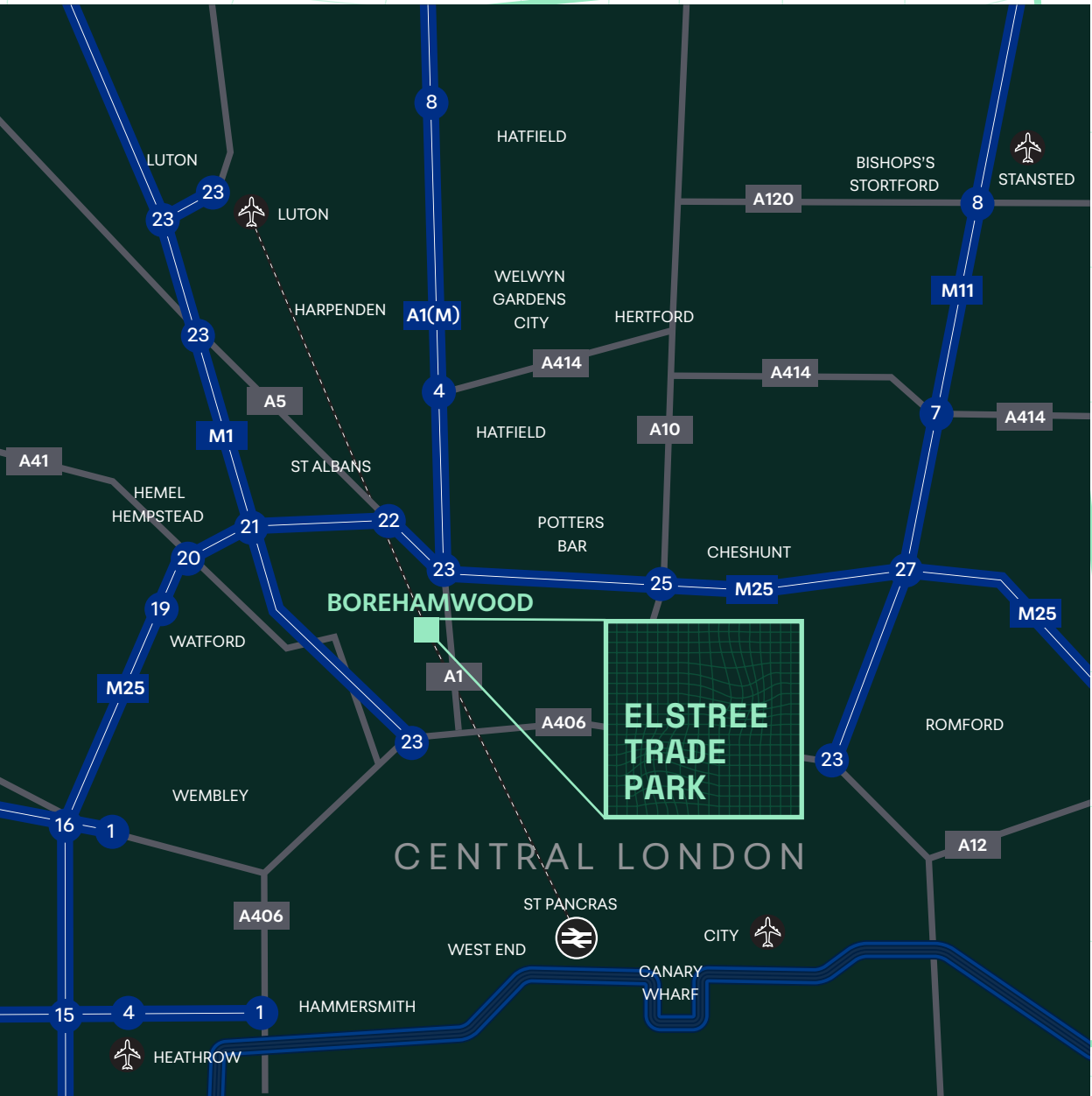
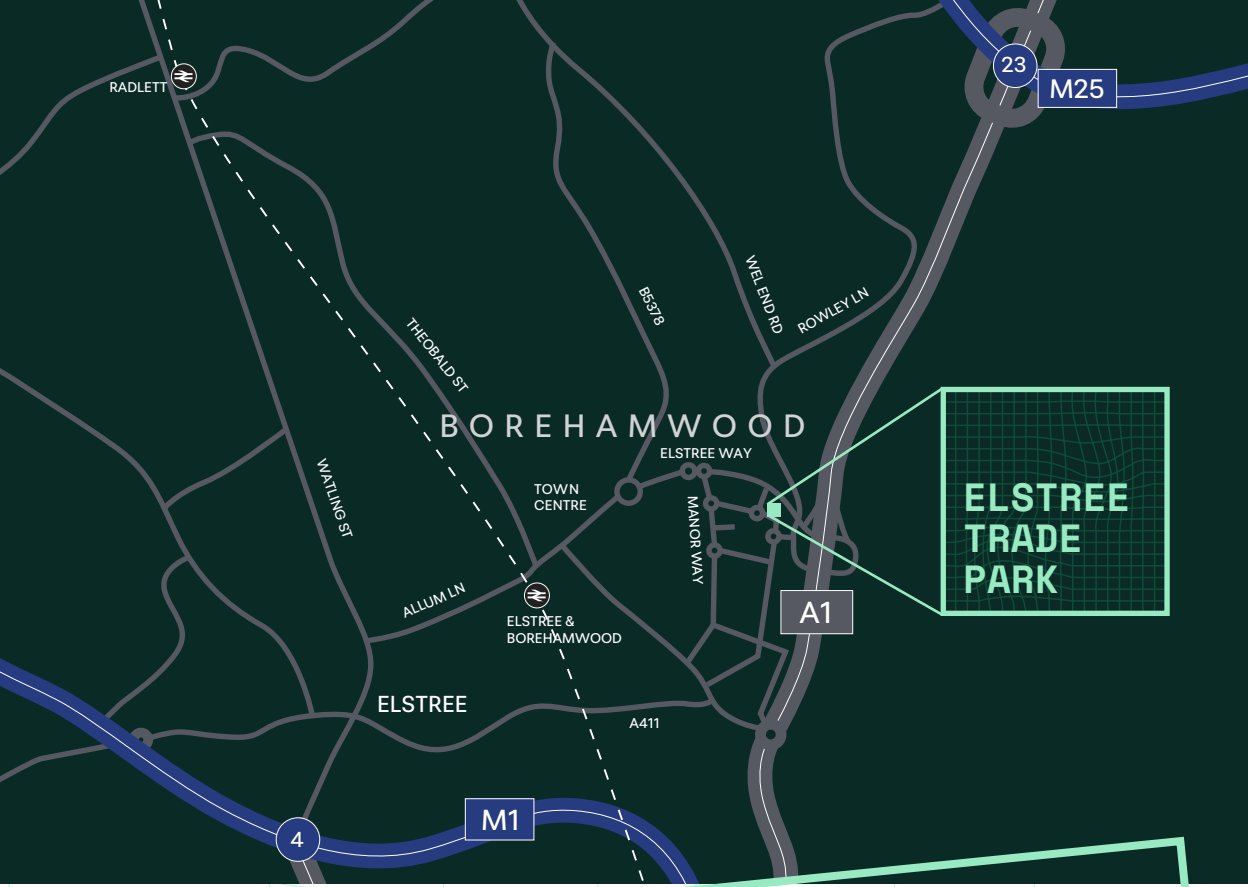
Destination	Distance	Drive Time
A1(M)	0.5 miles	1 min
M25 J23	2 miles	4 mins
M1 J6	10 miles	14 mins
Enfield	11 miles	22 mins
A406 North Circular	11 miles	24 mins
Canary Wharf	36 miles	45 mins
West End	13 miles	50 mins
City of London	13 miles	50 mins

RAIL CONNECTIONS

Destination	Train Time
London St Pancras	22 mins
Farringdon	26 mins
London Blackfriars	33 mins

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GOOGLE MAPS



AN ESTABLISHED TRADE LOCATION

We'll positioned within a thriving commercial area with excellent access to the A1(M) and M25

Situation



ELSTREE
TRADE
PARK

SITUATION

Elstree Trade Park occupies an established industrial and trade location, home to national occupiers including Toolstation, TLC and Halfords, with Wickes located opposite. The estate benefits from a prominent position fronting Elstree Way, with additional access from Chester Road, providing excellent visibility and connectivity.

LOCAL AMENITIES

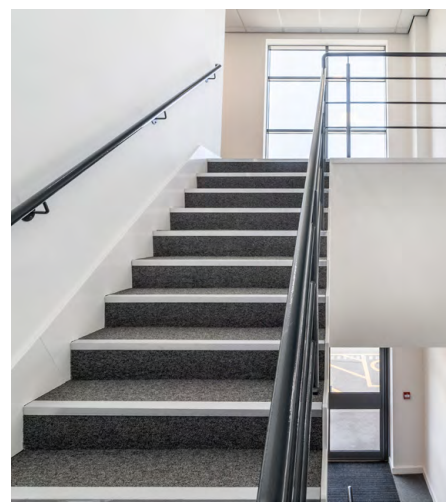
Borehamwood provides a wide range of retail, leisure, food and everyday amenities, with the town centre approximately 1.7 miles from the property. Elstree & Borehamwood railway station is approximately 1–1.5 miles away, providing direct rail connections to London St Pancras.



[Click here](#) to view the video

A CLOSER LOOK

[Click here](#) to view the online photo gallery



ELSTREE TRADE PARK

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

VAT is payable on the rent and service charge.

Viewings

For viewings and further information, please contact the joint sole agents:

The logo for Stimpsons, featuring the word "Stimpsons" in a white, bold, sans-serif font, centered within a dark green rectangular background.

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