

TO LET : 42,727 SQ FT

Modern Distribution Warehouse Facility

UNIT 5

HERTSMERE INDUSTRIAL PARK

Chester Road, Borehamwood, London WD6 1LT



barks.breed.solid



STRETTONS

FLEXIBLE LEASE TERMS AVAILABLE

SELF CONTAINED & SECURE SITE

42,727 SQ FT

LOCATION

Hertsmere Industrial Park is situated on Chester Road within the main commercial area of Borehamwood. Strategically positioned close to several main arterial routes, the estate serves as an ideal hub for rapid distribution and connectivity to London’s key business districts.

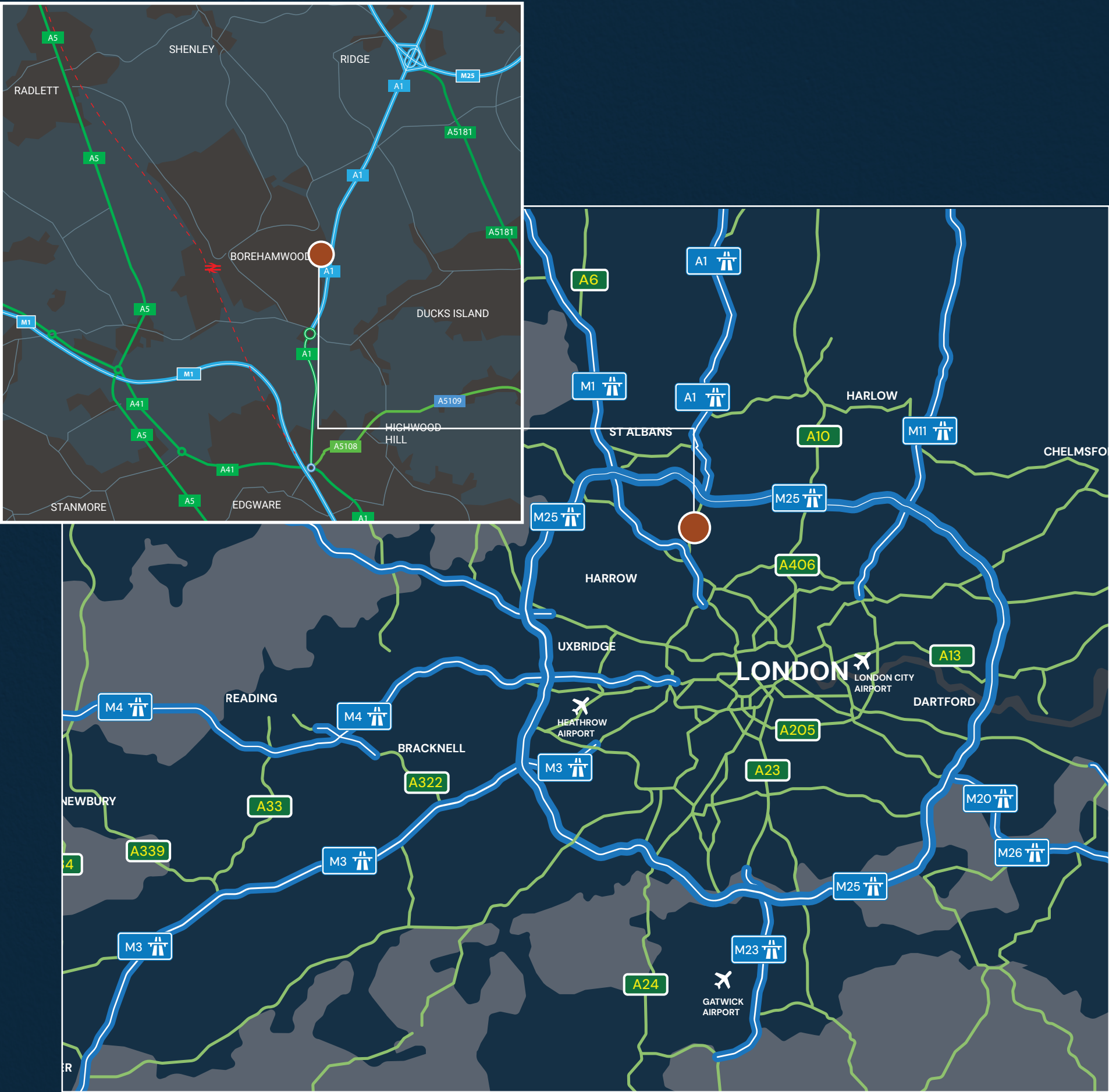
The development is located approximately half a mile from the A1, which in turn connects to the M25 (Junction 23) approximately 2.5 miles to the north. The nearest access to the M1 is at Junction 4, also just 2.5 miles to the south west.

The A406 (North Circular) is approximately 5 miles south via the A1. The location is well served by various bus routes. Elstree and Borehamwood station provides regular train services to London St Pancreas (from 19 minutes). Access to Elstree and Borehamwood station is approximately 12 minutes by bus.

CONNECTIVITY

 ROAD	Drive Time (Mins)	Distance (Miles)
A1	2	0.5
M25 (J23)	4	2
Borehamwood Town	3	0.8
M1 (J4)	10	4
A406 North Circular	24	11
London	50	13

 AIRPORTS	Drive Time (Mins)	Distance (Miles)
Heathrow Airport	30	33
Stansted Airport	40	37
Gatwick Airport	60	69



UNIT 5



YODEL halfords

Travelodge

sky studios



A1

A1

UNIT 5

UNIT 5

DESCRIPTION

The property comprises a steel portal framed detached warehouse unit, situated on a self-contained and secure site of approx. 3.25 acres on the Hertsmere Industrial Estate.

The building provides a mix of clear-span warehouse accommodation and two storey offices at the eastern end of the building. The warehouse benefits from 9 x electric roller shutter level access loading doors, concrete screed floor, LED lighting, forklift charging points, gas fired heating system, 3 phase power (159 kVA), and gas supply (meter capacity – U40).

The offices are mainly open plan with a few partitioned meeting rooms, and benefit from features including suspended ceilings, double-glazed window units, carpet tiles, 3 compartment trunking, male/female/disabled WC accommodation, HVAC system, reception area and a passenger lift.

Externally, the service yard provides a level concrete surface, surrounded by perimeter fencing and 4 entrance gates. There are a total of 9 surface level loading doors and 2 x canopies to the west and southern elevations.

SPECIFICATION



Low Site Coverage-25%



9 Level Access Loading Doors



Min. Eaves - 7.5m



HVAC System



LED Lighting



84 Car Parking Spaces



Power - 159 kVA



Yard Depths of 26 - 31m



Gas Supply



Passenger Lift



ACCOMMODATION

FLOOR	SQFT	SQM
GROUND WAREHOUSE	26,843	2,494
GROUND FLOOR OFFICE	7,942	738
FIRST FLOOR OFFICE	7,942	738
TOTAL	42,727	3,970



FURTHER INFORMATION



TERMS

The unit is available by way of an assignment of the existing lease expiring in May 2032. The lease is currently subject to a sub-lease of the first-floor offices. All details are available upon request.

Alternatively, a new lease may be available directly with the landlord on terms to be agreed.

RATEABLE VALUE

Rateable value is £530,000

EPC

41 B

VAT

We have been informed by our client that the premises are currently elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Strettons team.

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