FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

VIRTUAL FREEHOLD FOR SALE (MAY LET)

Modern Business Unit
Suitable for Showroom, Production, Storage & Offices
Approx. 7,310 Ft² (679.20 M²) GIA

405 Centennial Park, Elstree, Herts. WD6 3TN



* Adjacent to Junction 4 of M1 Motorway *

- **Landscaped Business Park location**
- **Remote monitored site CCTV systems**
- **Electrically operated loading door**
- **On site hotel with Coffee Shop, Restaurants & Health facilities**
- **Air conditioned**
- **Gas central heating**
- **Showroom**
- **WC, Shower & Kitchen**

www.forestrealestate.co.uk

Leighton Buzzard 01525 623007 | Watford 01923 911007

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

LOCATION

Located on one of the most significant and landscaped Business Parks within the north-west sector of the M25 (J's 20 & 21 are approx. 3 miles to the north) and strategically situated just off the M1 (J4). Borehamwood, Edgware and Stanmore are all within easy reach, connected by a regular bus service, where mainline (Thameslink) railway and Underground (Jubilee Line) services are available.

Centennial Park benefits from 24 hour CCTV security plus the DeVere Village Hotel which has 140 bedrooms, Swimming Pool, Health Club and Spa, as well as two Restaurants, Bar and Coffee Shop that is well able to cater for staff employed on the Park.

ACCOMMODATION

Constructed in 2007 comprising a quality two-storey end-terrace business unit of steel portal frame with profiled metal clad and powder coated double glazed elevations under a metal clad roof. Amounting to approx. 7,310 ft², various improvements have taken place including extending the first floor to provide showroom, offices and production / storage arranged as follows:-

Ground Floor - 3,655 ft² (339.60 m²) GIA

- Approx 2.7m clear eaves
- Electric loading door (2.995m x 2.984m)
- Air Conditioning cassettes
- Gas central Heating
- Disabled WC and shower
- All mains services
- 6 car spaces plus loading door space

First Floor - 3,655 ft² (339.60 m²) GIA

- Approx. 1,650 ft² open plan air conditioned office with suspended ceiling and inset lighting
- Approx. 2,012 ft² mezzanine storage / showroom
- Disabled chair lift to first floor
- Kitchen



TERMS

The property is held on a 999 year long leasehold interest at a peppercorn ground rent (approx. 984 years remaining).

Consideration will also be given to letting on a new lease for a term to be agreed.

Price: Offers in excess of £1,650,000.
VAT is payable.

Service Charge: The tenant will be responsible towards a service charge in respect of the maintenance & repair of the common parts of the estate. This currently amounts to £1,068.21 + VAT per quarter.

RATES

The property will need to be re-assessed for business rates.

Interested parties should confirm annual rates payable by enquiry of Hertsmere Borough Council (Rating Authority) –
Tel: 020 8207 2277.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Asset Rating is C 67.

VIEWING

Strictly by appointment via sole agent:

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