comprehensive
refurbishment
completed

Centennial Park

UNIT 250 • CENTENNIAL AVENUE • ELSTREE • WD6 3TH



To Let

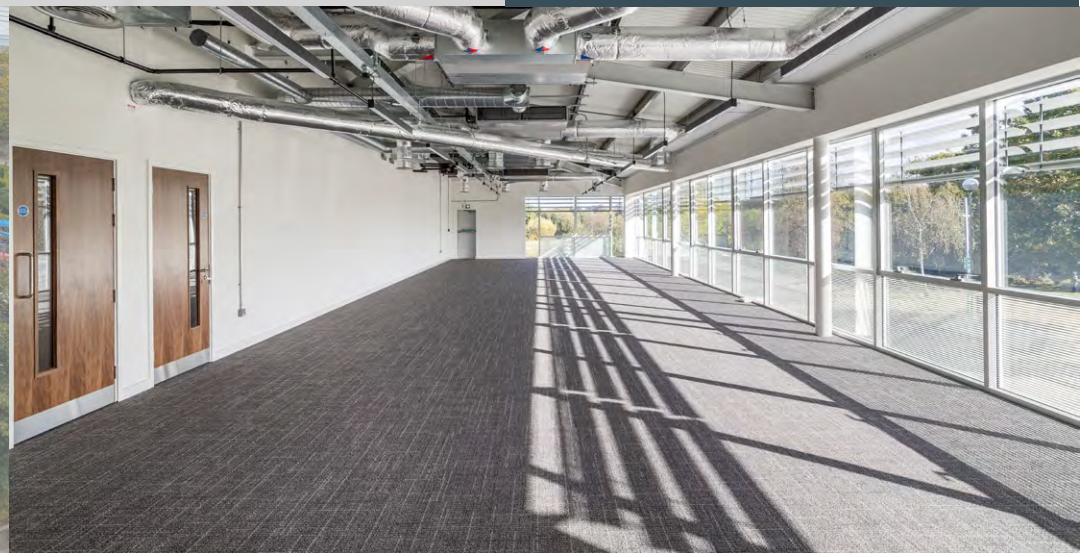


Fully refurbished business / production unit

8,760 sq ft (813.81 sq m)

VIEW PHOTO GALLERY





Electrically operated loading door

Roof mounted PV array

VRF heating and cooling to offices

6m eaves height

EV charging points

24/7 Park security

LED lighting to the warehouse and offices

Hotel, gym, restaurant and café on site

Description

Unit 250 is a fully refurbished business and production unit providing production space with rear loading, fronted by two-storey offices. The property is situated on the established Centennial Park, a landscaped business park offering excellent road connections and a range of on-site amenities.

Rent

Rent on application.

EPC

Rating to be confirmed.



Accommodation

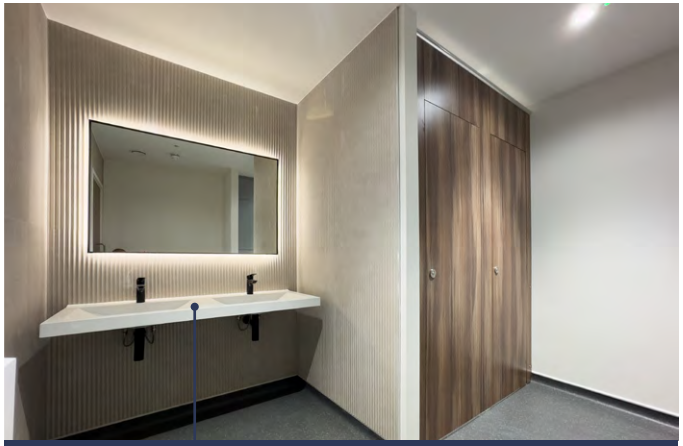
First Floor Office	2,190 sq ft	203.45 sq m
Ground Floor Office	2,190 sq ft	203.45 sq m
Production	4,380 sq ft	406.91 sq m
Total	**8,760 sq ft**	**813.81 sq m**

(All areas are approximate and measured on a Gross External basis)



New roof lights

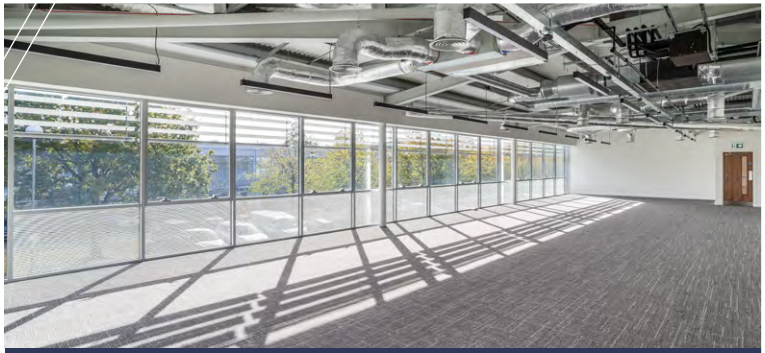
Comprehensively Refurbished



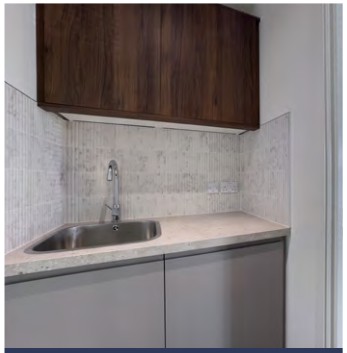
New, high quality sanitaryware



Electrically operated loading door



Offices re-carpeted and decorated throughout



Kitchenette



Shower



New roof mounted PV array


260





Location

Centennial Park lies between Elstree and Stanmore and comprises a modern, mixed use business park totaling c750,000 sq ft.

The property is located in Hertfordshire, between Elstree and Stanmore, in 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 immediate access to the M1 (J4) and benefits from a Village Hotel including Starbucks, gym and meeting / conference facilities.

The park also features onsite security and 24 hour CCTV monitoring.

SAT NAV: WD6 3TH

UNIT 250
CENTENNIAL PARK
CENTENNIAL AVENUE
ELSTREE
WD6 3TH

WHAT3WORDS
///BEHIND.LIFTS.MODERN

GOOGLE MAPS
CLICK HERE

Distances (miles)

M1 (Junction 4)	2.5
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


Polestar
VOLVO
PANGEA LABORATORY
M1 J4
VILLAGE HOTEL CLUB
STARBUCKS
M1
Elstree & Borehamwood 2 miles
M25 (J23) 6 miles
Canon
FUJITSU
M25 (J21A) - 8 miles
Unit 250
Entel
On-site security | Village Hotel Watford | Starbucks | M1 J4 - 2 ½ miles

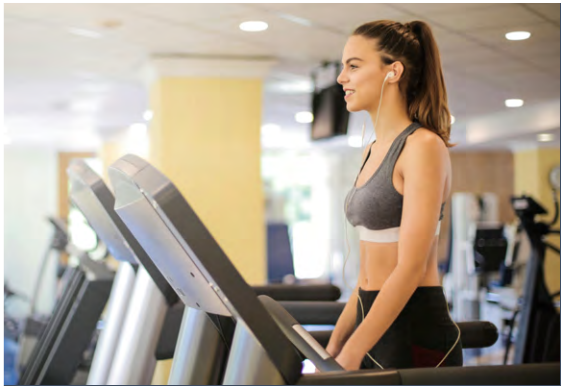



pod point









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