

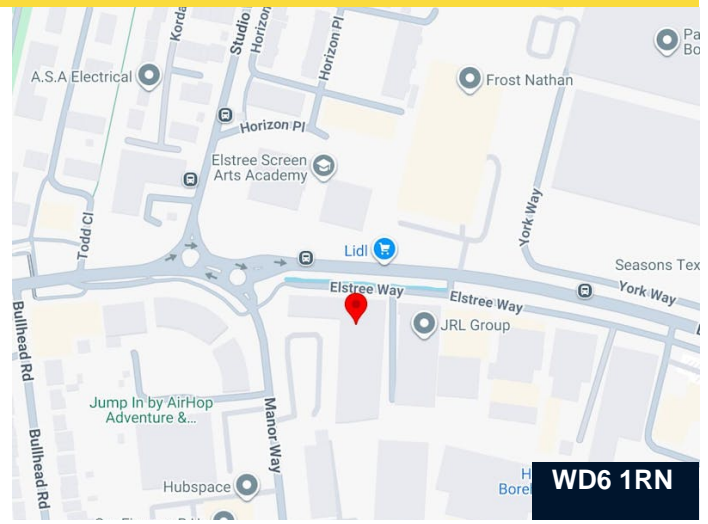
1-2 ELSTREE WAY

Borehamwood, Hertfordshire, WD6 1RN



Key Highlights

- 23,857 sq ft
- Separate office building of 24,308 sq ft which can be let in part or as a whole with the warehouse.
- Approximately 100 Parking Spaces
- Excellent transport links to the A1 and M25
- 23,857 sq ft warehouse.
- Short term or flexible lease available.
- Established industrial location
- Minimum internal height 9m



Description

A 23,857 sq ft warehouse with a separate but interconnected office building that accommodates a total of 24,308 sq ft which can be split to be partially let if preferred. The warehouse is of steel truss frame, with concrete flooring suitable for racking and features two roller shutter level access doors facing the yard. The warehouse benefits from a generous minimum internal height of 9m and there is a mezzanine offering an additional 2,675 sq ft of space.

Location

1 & 2 Elstree Way is located inside the M25 in Borehamwood, a prominent industrial and media hub with excellent transport links. The A1 is just 0.8 miles to the east, Junction 23 of the M25 is 2 miles to the north and the M1 is 12 miles to the north west therefore providing quick and easy connections. Borehamwood is situated approximately 12 miles north of Central London, with Elstree and Borehamwood railway station benefiting from direct services to London St. Pancras via the Thames Link with a journey time of 25 minutes. Additionally, the 107, 292 and 306 bus routes offer a regular service between Elstree and Borehamwood.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	21,182	1,967.87	Available
Mezzanine	2,675	248.52	Available
Total	23,857	2,216.39	

Specification

The property provides a secure and gated service yard accessible from Elstree Way and Manor Way with a maximum yard depth of approximately 34 meters. This accommodation is also complemented by approximately 100 car parking spaces. Offering exceptional flexibility for industrial and logistics occupiers, this property allows the office accommodation to be tailored to suit individual requirements, available as a whole or in part, ensuring optimal functionality in a prime location



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