

Е

Newly refurbished Detached Industrial / Warehouse / Trade Unit Immediately available TO LET

# 13,274 sq ft / 1,233.19 sq m

## UNIT E • ELSTREE TRADE PARK

# SUMMARY

Unit E is a modern, refurbished industrial/ warehouse/trade unit.

Specification includes:



Newly refurbished



8m clear height



3 electric level access loading doors



4no. EV chargers





PV solar panel

roof system

2.6 miles from the M25 at Jct 23



Yard depth of 28m

Secure gated yard

1



24/7

24/7 hours of use



こ



## UNIT E • ELSTREE TRADE PARK



# LOCATION

The property is well located in an established industrial area to the east of Borehamwood Town Centre (within 1.7 miles).

The location benefits from close amenities and is prominent, being positioned on a modern warehouse scheme fronting the A5135 (Elstree Way). As well as excellent road connections, Borehamwood Railway Station is within 1.5 miles, from where there are direct trains to St Pancras with journey times of under 30 minutes.





<u>~</u>	Distance	Journey
A1	0.5 miles	1 min
M25 J23	2 miles	4 mins
M1 J6	10 miles	14 mins
Enfield	11 miles	22 mins
Watford	12 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

#### DESCRIPTION

Unit E is a newly refurbished 'Grade A' modern detached industrial warehouse constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional specification.

#### ACCOMMODATION

	SQ FT	SQ M
Warehouse	10,984	1,020.45
Ground Floor Ancillary	1,134	105.35
First Floor Offices	1,156	107.40
Total (GEA):	13,274 sq ft	1,233.20 sq m

### TERMS

Available by way of a new FRI lease. Rent upon application.







EPC Rating C74







PV solar panel roof system





4no. EV chargers

Cycle storage

LED lighting





### CONTACT

Graham Payne 07801 098096 graham.payne@stimpsons.co.uk

> Paul Felton 07802 861528 paul.felton@stimpsons.co.uk



01707 259599 www.stimpsons.co.uk



020 7493 4933

James Miller 07702 975222 james.miller@jll.com

James Saxby 07801 667692 james.saxby@jll.com

DISCLAIMER: The Agents for thevendors or lessors and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given notice that, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any outhority to make or give any representations or net reints and donot constitute the vendors or lessors as to the applicable VAT, intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any outhority to make or give any representations or netre into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchasers or tenants, for any loss arising from the use of these particulars. 02/24