



UNIT E

ELSTREE TRADE PARK

Chester Road
Borehamwood
WD6 1GF

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

13,274 sq ft / 1,233.19 sq m



SUMMARY

UNIT E ■ ELSTREE TRADE PARK

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



Yard depth of 28m



Secure gated yard



24/7 hours of use



Air conditioned offices



2.6 miles from the M25 at Jct 23





A1(M)

23

M25

sky studios

Travelodge

Premier Inn

TOOLSTATION

AUTOGLASS

Wickes

YODEL

CCF

A1
Barnet-by-pass

M25 (J23)
2.6 miles

M1 (J4)
5 miles

Chester Road

Balmoral Drive

Newark Green



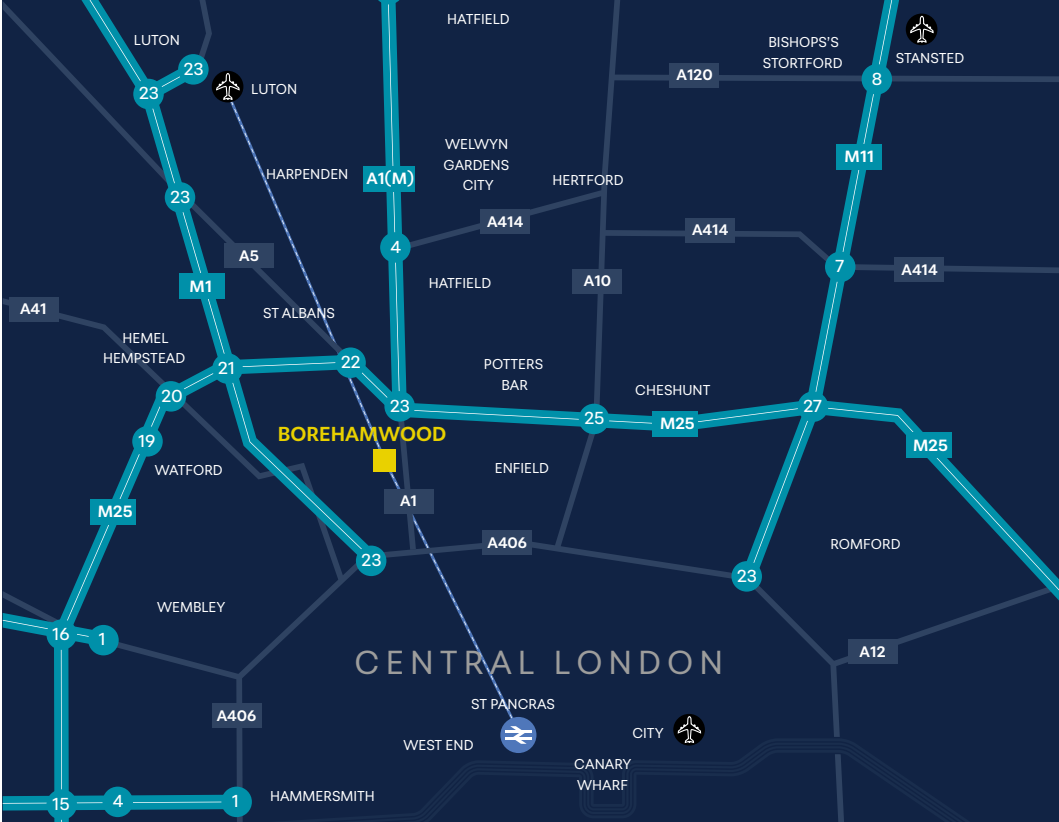
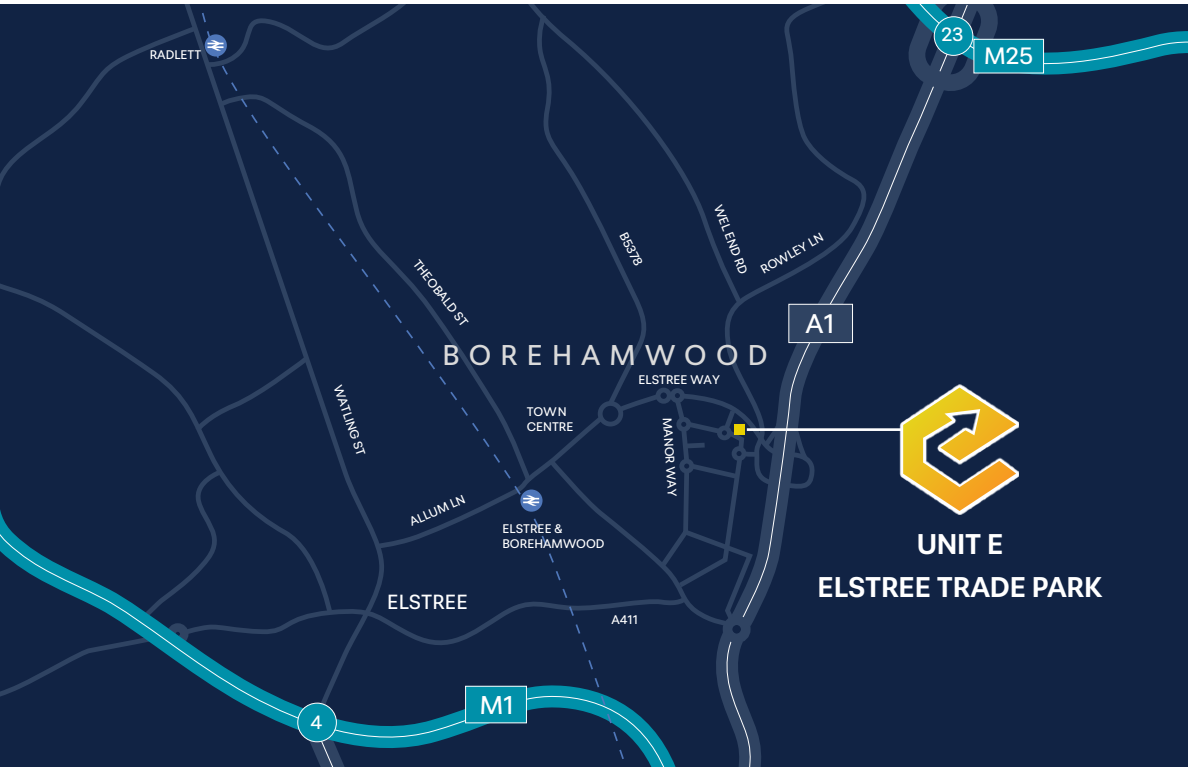
UNIT E
ELSTREE TRADE PARK

UNIT E • ELSTREE TRADE PARK • CHESTER ROAD • BOREHAMWOOD • WD6 1GF

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.



	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

Stimpsons

01707 259599
www.stimpsons.co.uk



020 7493 4933

jll.co.uk/property

James Miller
07702 975222
james.miller@jll.com

James Saxby
07801 667692
james.saxby@jll.com