

1-2 Elstree Way Borehamwood, WD6 1RN

Warehouse 23,857 sq ft with additional offices



Key Highlights

- 23,857 sq ft warehouse
- Separate office building of 24,308 sq ft which can be let in part or as a whole with the warehouse.
- Short term or flexible lease available.
- Office accommodation extends over a lower ground floor and 3 upper floors.
- Secure Yard
- Approximately 100 Parking Spaces
- 2 Full-Height Loading Doors
- Goods lift
- 50% site coverage
- 0.8 miles from the A1 (M) and 2.2 miles north of J23 of the M25.
- Established Industrial Location
- Minimum Internal Height of 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.

The ancillary office space comprises of the lower ground floor and three upper floors extending to 24,308 sq ft with heat-pump air-conditioning, suspended ceilings, and a separate goods lift. The office areas come with heating and lighting, while the warehouse space is fitted with a gas fired heating system.

Externally, 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

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:

Warehouse and ancillary space

	sq ft	sq m
Warehouse	21,182	1,968
Mezzanine	2,675	249
Total	23,857	2,217

Optional Office

	sq ft	sq m
Second	7,021	652
First	7,021	652
Ground	7,021	652
Lobby	506	48
Lower Ground	2,739	254
Total	24,308	2,528

Terms

The unit is available to let on a short term flexible lease.

Business Rates

Further information is available upon request..

Viewings

Viewings by appointment only through the sole agents, Savills.

EPC

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Contact

Alice Rowley	Bridget Outtrim
077794 02808	077881 88870
alice.rowley@savills.com	bouttrim@savills.com

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