

TO LET - 54,668 SQ FT  
PC Q4 2026

NEW INDUSTRIAL  
WAREHOUSE UNIT

# BOLT

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BOREHAMWOOD

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STIRLING WAY, BOREHAMWOOD, WD6 2FX

DEVELOPED BY



HARLEYFORD  
CAPITAL



FIERA  
REAL ESTATE

///KEYS.FAMOUS.TONES

**BOLT**

# BOLT BOREHAMWOOD A1 POSITION A1 PERFORMANCE

Bolt Borehamwood represents a next-generation commercial opportunity within Borehamwood's established business corridor, directly fronting the A1 at Stirling Way. The site offers exceptional visibility, with around 55,000 vehicles passing daily and benefits from excellent connectivity to both the M1 and M25.

Neighbouring occupiers, including Morrisons, BMW, Screwfix, Safestore and Topps Tiles, reinforce its status as a prime commercial destination within the Hertsmere employment zone. The location also provides access to a strong and diverse local workforce drawn from Borehamwood, Hertsmere and the wider North London area.



BRAND NEW LOGISTICS  
UNIT 54,668 SQ FT



1 MVA  
POWER SUPPLY



PRIME LOCATION WITH DIRECT  
ACCESS TO LONDON



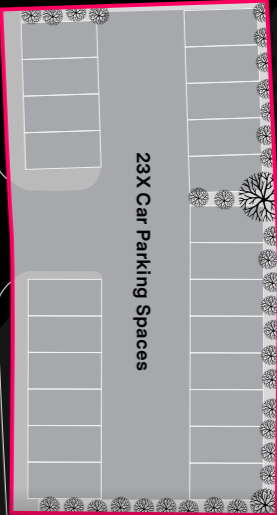
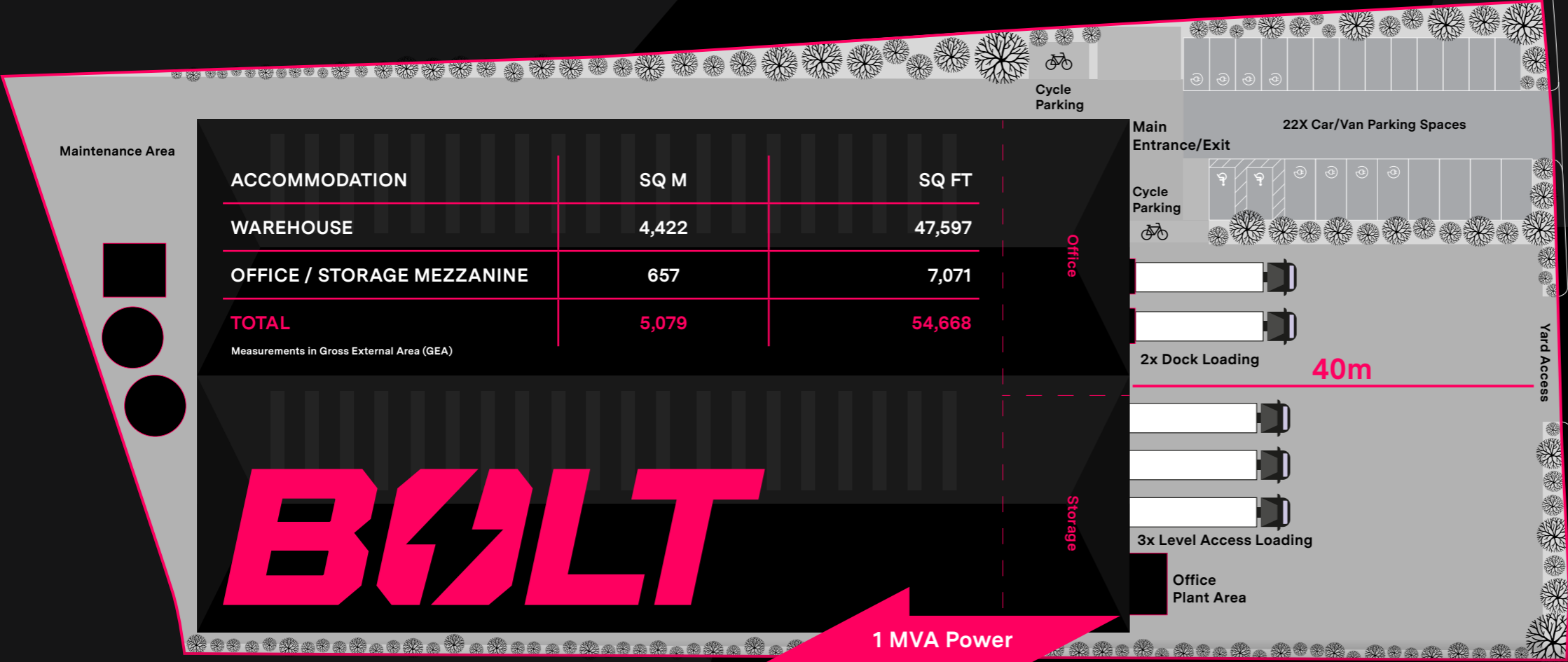
55,000 VEHICLES PASSING  
PER DAY ON THE A1



# THE POWER TO ACCELERATE YOUR OPERATIONS

Bolt Borehamwood has been designed to deliver maximum operational performance for modern occupiers. The combination of high-quality construction, flexible loading arrangements and excellent 40m yard depth ensures seamless logistics movement and adaptability for a range of industrial users.

With an emphasis on sustainability and resilience, the building incorporates photovoltaic panels, EV charging points and a BREEAM 'Excellent' target rating providing future ready efficiency that supports both operational speed and environmental responsibility.



  
2X DOCK  
LOADING DOORS

  
3X LEVEL  
ACCESS DOORS

  
45 CAR  
PARKING SPACES

  
40M YARD  
DEPTH

  
50 KN/M<sup>2</sup>  
LOADING CAPACITY

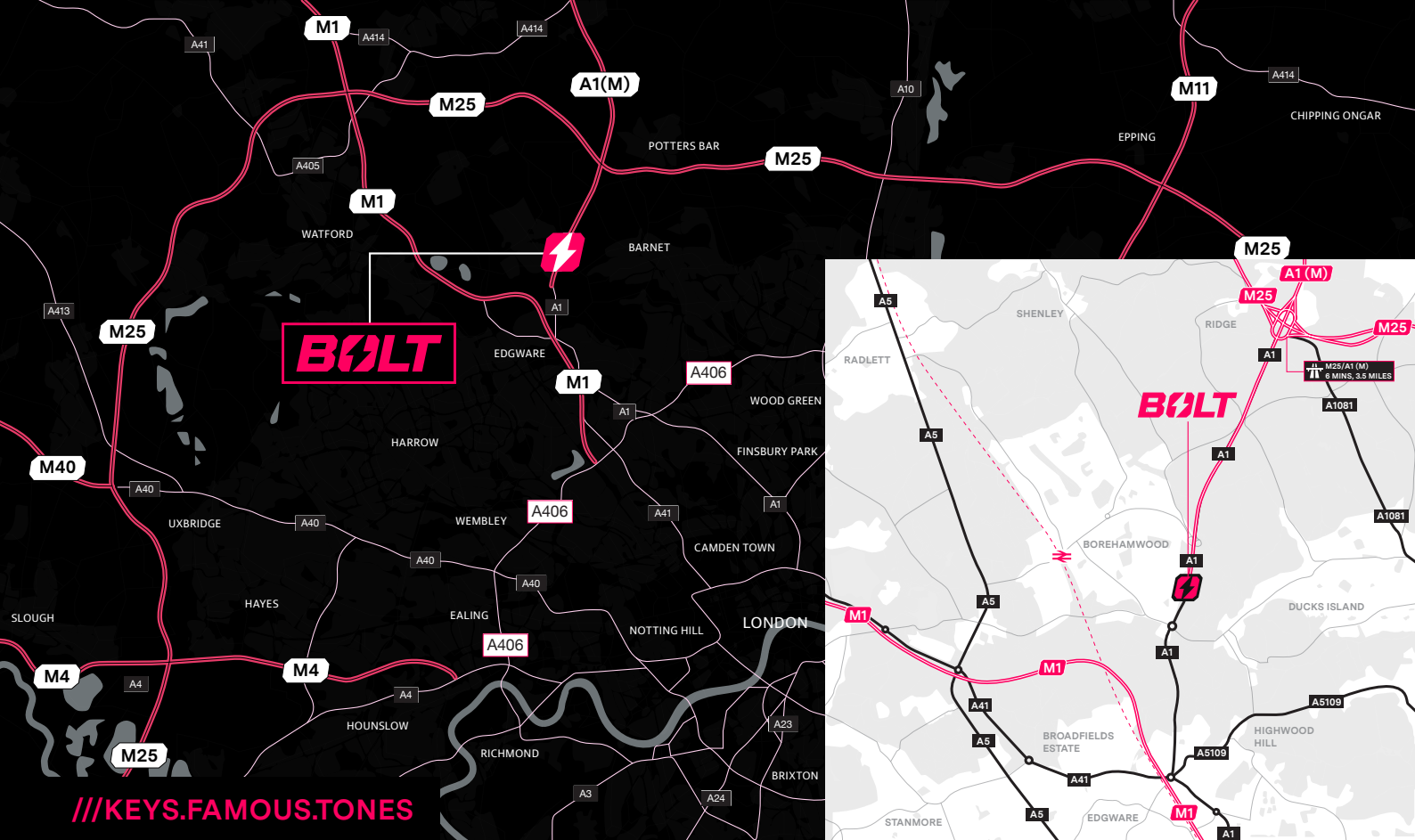
  
PHOTOVOLTAIC  
PANELS

  
10M EAVES  
HEIGHT

  
EPC A  
(TARGET)

  
BREEAM  
'EXCELLENT' (TARGET)

  
10X EV CHARGING  
POINTS



# THE RIGHT PLACE TO MOVE FAST

Located adjacent to the A1, the site offers prominent visibility to more than 55,000 vehicles per day. With direct access to Junction 23 of the M25 and Junction 4 of the M1, it provides unrivalled connectivity to a population of more than 9 million within a 30km radius, making it an optimal site for Grade A distribution and last-mile logistics operators.

Road	Miles	Drive Times	Location	Miles	Drive Times
A1	0.3	2 mins	London	13	40 mins
A411	1.2	4 mins	Milton Keynes	42	45 mins
A1 M (J1)	3.5	6 mins	Reading	55	1 Hr
M25 (J23)	3.5	6 mins	Northampton	57	1 Hr
M1 (J4)	4.6	12 mins	Birmingham	108	1 Hr 50

Airport	Miles	Drive Times	Rail	Journey Time (from Borehamwood Station)
Heathrow	21.4	35 mins	St Albans	8 Mins
Luton	23.4	25 mins	London St Pancras Intl.	24 Mins
London City	25.5	45 mins	Farringdon	34 Mins
Stansted	36.7	40 mins	Luton	36 Mins

For more information please contact: \_\_\_\_\_

## CBRE

Chris Proctor  
+44 (0) 7798 690 234  
chris.proctor1@cbre.com

Nathan Boyle  
+44 (0) 7554 779 939  
nathan.boyle@cbre.com

Alex Schofield  
+44 (0) 7971 067 984  
alex.schofield@cbre.com

## DTRE

Robert Cohu  
+44 (0) 7860 659 043  
robert.cohu@dtre.com

Hugh Stanton  
+44 (0) 7730 357 434  
hugh.stanton@dtre.com

Jake Huntley  
+44 (0) 7765 154 211  
jake.huntley@dtre.com