

UNIT 4A, MODA CENTRE

STIRLING WAY, BOREHAMWOOD, WD6 2BW

FOREST
REAL ESTATE

TO LET

1,238 SQ FT

Industrial Unit Available in Borehamwood WD6.

Key Features

- Loading Area
- Electric Heating
- WC
- Electric Shutter (1.96m wide x 2.27m high)
- Kitchenette
- 2.55m Ceiling Heights



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Description

Bringing to the market a self-contained ground floor industrial unit, suitable for a range of light industrial occupiers.

Inclusive of a private kitchenette and WC, the unit also benefits from 2.55m ceiling heights and an electric security shutter.

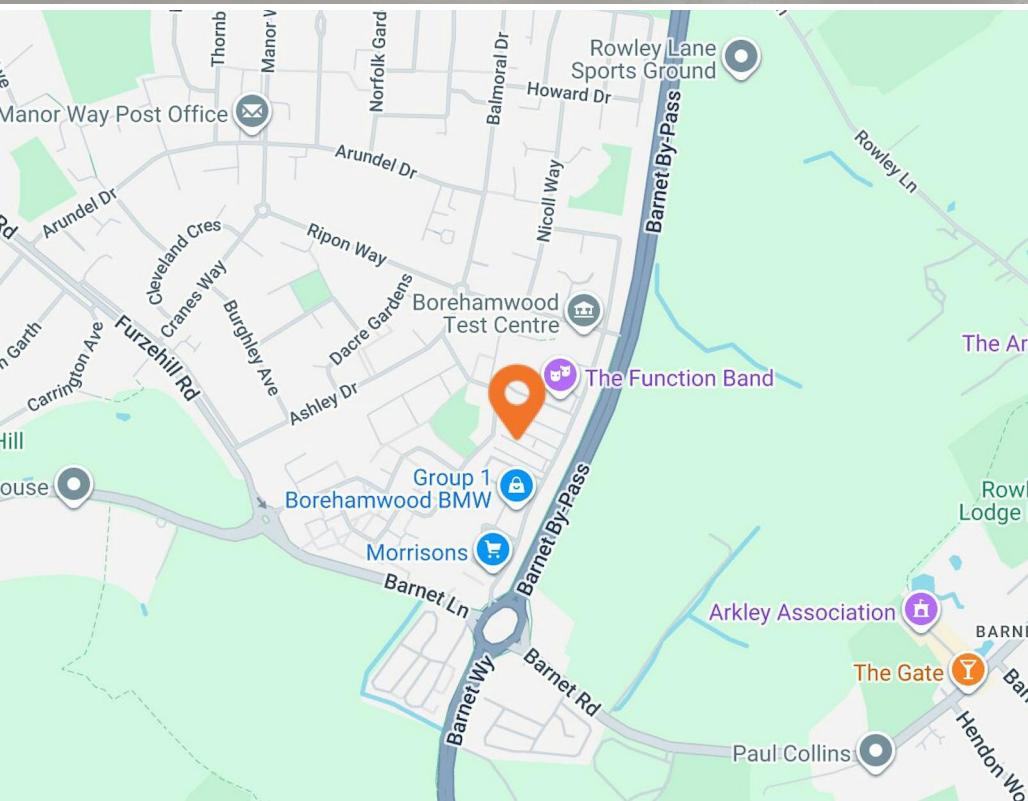
There is a forecourt located directly outside the unit, which can be utilised for loading and unloading.

Location

The property is conveniently located adjacent to the A1, providing great access to the M1 (2.8 miles) and M25 (3 miles) connecting you to London and the Home Counties.

The location is surrounded by numerous nationwide operators, ranging from Screwfix, Safestore and Topps Tiles.

A Morrisons Superstore is also conveniently located within a 4 minute walk.



Availability

Lease	New Lease
Rent	£30,000 per annum
Rates	£9,855.25 per annum New value from 1st April 2026.
Service Charge	On application
VAT	Applicable
EPC	D (82)

Contact

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