



12 Chester Road, Borehamwood, WD6 1LT

To Let / For Sale

27,342 sq ft

Modern Detached Production Warehouse

# 12 Chester Road, Borehamwood, WD6 1LT

## Summary

- Rent: Rent on application
- Price: Price on application
- EPC: C (64)
- Lease: New Lease

## Further information

- [View details on our website](#)

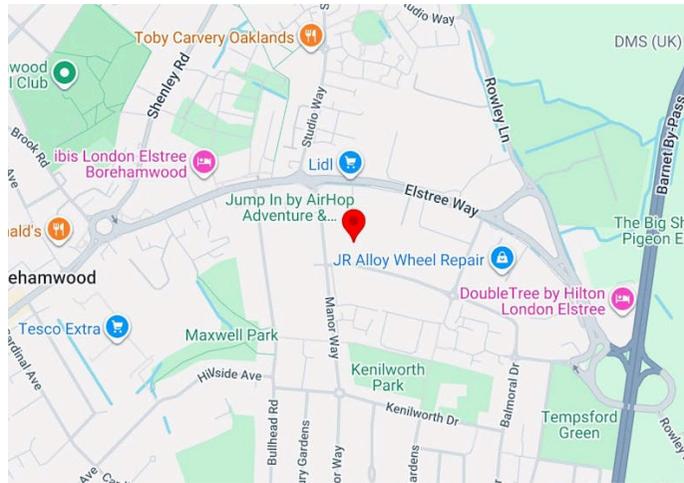
## Contact & Viewings



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## Description

12 Chester Road comprises a modern detached production warehouse, totalling 27,342 sq ft, comprehensively refurbished in 2021 to a high specification.

The property is of steel portal frame construction, providing high bay clear span space and is situated to the rear of a site area of approx. 0.94 acres.

## Location

The asset is situated on Chester Road within the principal industrial area of Borehamwood, with Elstree Way a short distance from the property, connecting to the town centre and railway station.

The A1M is approximately 0.6 miles from the site and Junction 23/M25 within 2.0 miles. Elstree & Borehamwood rail station is approximately 1.6 miles distant and provides a regular service to London Kings Cross (approx. 23 minutes).

Borehamwood is only 12 miles from central London and benefits from excellent road and rail connectivity.

## Accommodation

Description	sq ft	sq m
Warehouse and reception area	21,240	1,973.26
First floor office	3,049	283.26
2nd floor office	3,053	283.63
<b>Total</b>	<b>27,342</b>	<b>2,540.15</b>



## Specifications

- 9m eaves height
- LED warehouse lighting
- 2 storey fitted offices with raised floors, air conditioning, suspended ceilings and kitchenette.
- 2 electrically operated loading doors
- Secure gated yard area
- 49 car parking spaces and 5 EV charging stations

## Terms

Available for lease or for sale with vacant possession.

## Rates

Future rateable value (from 1 April 2026)  
£440,000

## VAT

To be confirmed