



**Modern Warehouse Close to A41, A1 and M1**

## **3 Lismirrane Industrial Park**

Elstree Road, Elstree, WD6 3EE

Industrial, Light Industrial,  
Warehouse

# **FOR SALE**

**2,479 sq ft**

(230.31 sq m)

- 6 metre eaves height
- 5 car parking spaces
- 5 metre high loading door
- 0.2 miles to A41
- 3.4 miles to M1 (Junction 4)
- 3 miles to A1

# 3 Lismirrane Industrial Park, Elstree Road, Elstree, WD6 3EE

## Summary

Available Size	2,479 sq ft
Price	£750,000
Rates Payable	£20,583.75 per annum Based on 2023 rateable value. Rates payable 2025/2026
Rateable Value	£41,250
Service Charge	A service charge is payable towards the maintenance of the common parts of the estate
VAT	Applicable
EPC Rating	E (123)

## Description

The property comprises a mid-terrace unit with two storey offices and minimum 6 metre eaves. The property further benefits from forecourt parking and loading area.

## Location

The property is located on the A411 close to its junction with the A41 which connects to the M1 at Junctions 4 and 5, both within 4 miles of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,164	201.04
1st - Office	315	29.26
Total	2,479	230.30

## Viewings

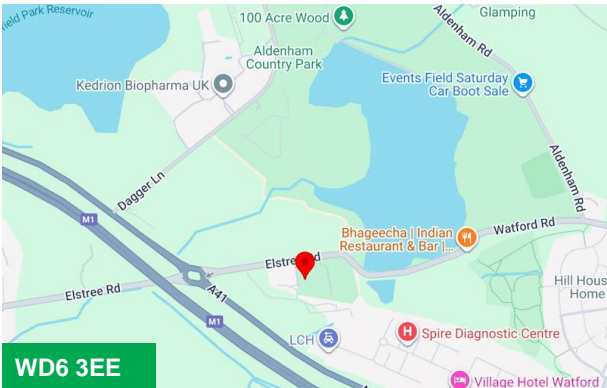
Strictly by appointment via sole agents (Monday to Friday 0900 to 1730).

## Terms

The virtual freehold ( a long lease of 980 years remaining) is available with vacant possession for £750,000

## VAT

The property is VAT registered and therefore VAT will be charged on the sale price.



## Viewing & Further Information

### Harrison Hobbs

01923 604 025 | 07990 052 413  
harrison.hobbs@stimpsons.co.uk

### Philip Cook

01923 604 026 | 07801 098097  
philip.cook@stimpsons.co.uk

### Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH