

UNIT 405 CENTENNIAL PARK

BOREHAMWOOD, WD6 3TN

F O R E S T
REAL ESTATE

TO LET

7,324 SQ FT

Two storey industrial unit available in Borehamwood.

Key Features

- Parking for up to 6 Cars
- Loading Area
- Approx 2.7m Clear Eaves
- Electric Loading Door (2.995m x 2.984m)
- Private Meeting Room
- Shower and Disabled WC

Unit 405 Centennial Park
Borehamwood, WD6 3TN





Description

Constructed in 2007 comprising a quality two-storey end-terrace business unit of steel portal frame with profiled metal clad and powder coated double glazed elevations under a metal clad roof.

Various improvements have taken place including extending the first floor to provide showroom, offices and production / storage.

Externally there are 6 parking spaces included as well as a private loading area.

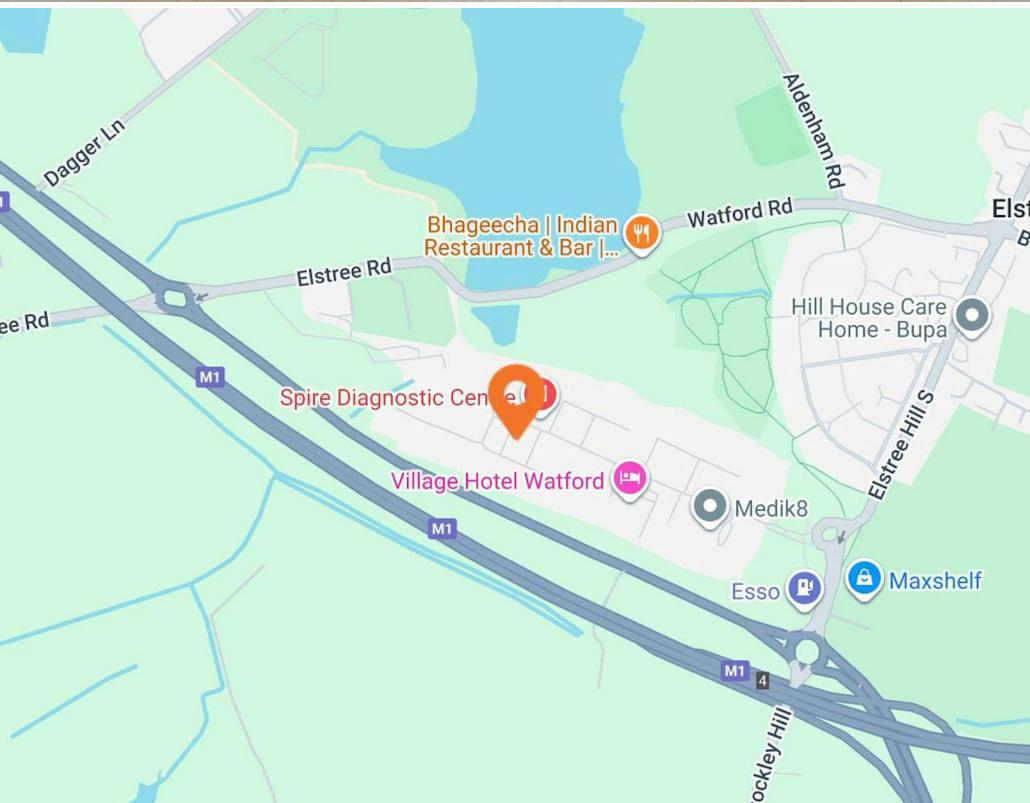
Location

Centennial Park is a very high quality, 66 acre low density, landscaped business park situated beside the A41 & M1 Motorway (Jct.4). The M25 (Jcts.19-21 & 23) are all within 8 miles, the A1 is 2.5 miles distant and Central London is 13 miles away.

There are regular bus services from the Park giving access to Rail links via Elstree & Borehamwood (Thameslink) and Stanmore (Jubilee Line) stations. Watford Junction station (Euston 18 mins) is also approx. 4.5 miles distance by car.

The business park is highly favoured by technology, communications and healthcare companies and has the added benefit of a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities.

The park also includes onsite security and 24 hour CCTV monitoring.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,721	345.69
1st	3,603	334.73
Total	7,324	680.42
Lease	Assignment	
Rent	£80,000 per annum plus VAT	
Rates	£54,240 per annum From April 2026 - this is an estimate provided by the VOA. Prospective tenant's are advised to make their own enquiries.	
Service Charge	£4,676.56 per annum plus VAT	
VAT	Applicable	
EPC	On application	

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Unit 405 Centennial Park
Borehamwood, WD6 3TN

F O R E S T
R E A L E S T A T E

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/02/2026