



# To Let

## Trade Counter/Warehouse Unit To be refurbished

- Located on established trade counter and warehouse scheme
- Onsite staff and customer parking
- 8.7m minimum eaves height
- 2x Roller shutter doors
- Nearby occupiers include Wickes, CCF, Toolstation & Yodel
- First floor office space
- Unit can be split
- To be refurbished

### Unit A & B, Elstree Trade Park

Elstree Way, Borehamwood, WD6 1GJ

---

**9,372 to 18,744 sq ft**

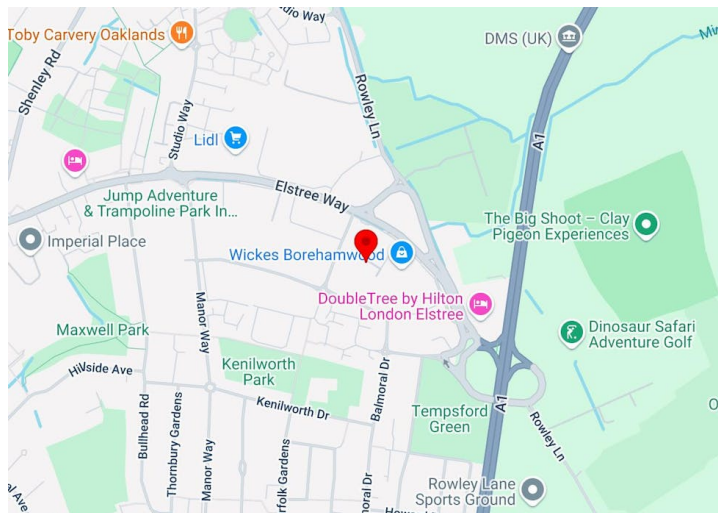
870.69 to 1,741.37 sq m

---

**Reference: #299318**

# Unit A & B, Elstree Trade Park

Elstree Way, Borehamwood, WD6 1GJ



## Summary

Available Size	9,372 to 18,744 sq ft / 870.69 to 1,741.37 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Units A & B is a modern trade counter/warehouse facility located on an established trade counter and warehouse scheme with nearby occupiers including Toolstation, TLC and Halfords, opposite a Wicks building supplies superstore.

## Location

The property is well located in an established business area adjacent to the A1(M) (0.5 miles).

The estate benefits from a prominent position fronting Elstree Way (A5135) whilst there is also access to Chester Road at the rear.

The M25 (Junction 23) is within 2 miles. Elstree and Borehamwood station is approximately one mile away.

## Accommodation

The accommodation comprises the following areas GEA:

Description	sq ft	sq m
A Ground Floor	8,456	785.59
First floor offices Unit A	916	85.10
B Ground Floor	8,456	785.59
First floor offices Unit B	916	85.10
<b>Total</b>	<b>18,744</b>	<b>1,741.38</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## VAT

VAT is payable on the rent and service charge.

## Viewings

Strictly by appointment via the Joint Agents.

### James Saxby

07801 667692  
james.saxby@jll.com

### James Miller

07702 975222  
james.miller@jll.com

### Graham Payne (Stimpsons)

07801 098096  
graham.payne@stimpsons.co.uk