

To Let

140 Centennial Park

Centennial Avenue
Elstree | WD6 3SJ

11,825 sq ft (1,099 sq m)

High quality industrial / warehouse unit
situated within an established business park

- To be fully refurbished
- High quality office accommodation
- 6.3m clear eaves height
- Generous yard area



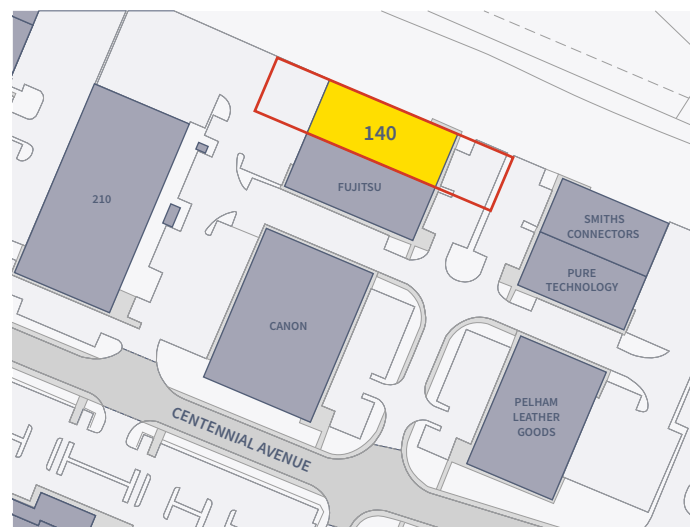
SPECIFICATION

- 6.3m clear eaves height
- Warehouse lighting
- Electrically operated panelled loading door
- Generous yard area
- Fully-fitted two-storey office accommodation with raised floors and suspended ceilings
- 20 car parking spaces
- EPC rating: C – 74

LOCATION

The property is located in Hertfordshire, between Elstree and Stanmore, in a modern mixed-use business park totalling 750,000 sq ft. Providing a landscaped and well maintained environment, the business park is highly favoured by technology, communications and healthcare companies.

Centennial Park offers immediate access to the M1 (J4) and benefits from a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities. The park also includes on-site security and 24 hour CCTV monitoring.



DISTANCES

	miles		miles
M1 (JUNCTION 4)	0.6	M25 (JUNCTION 23)	6.2
ELSTREE & BOREHAMWOOD ➔	2.0	M25 (JUNCTION 21)	11.1
STANMORE (JUBILEE) Ⓡ	2.1	CENTRAL LONDON	13.9
A1/A41 INTERSECTION	2.9	HEATHROW AIRPORT	17.8
		LUTON AIRPORT	20.7

Source: Google maps

ACCOMMODATION

WAREHOUSE	7,511 sq ft
GROUND FLOOR OFFICE	2,157 sq ft
FIRST FLOOR OFFICE	2,157 sq ft
TOTAL	11,825 sq ft

(All areas are approximate and measured on a Gross External basis)

BUSINESS RATES

Rateable Value (2019) £108,068.

RENT

On application.

TERMS

A new full repairing and insuring lease for a term of years is available.

VAT

All figures are quoted exclusive of any VAT that may be payable.

For more information, please contact the joint agents:

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