

**RAPLEYS**

TO LET  
**Warehouse/Office Building**

1 Elstree Way, Borehamwood WD6 1RN

rapleys.com  
**0370 777 6292**

CONTACT **Adam Cleator | Rapleys LLP**  
07876 637252 | adam.cleator@rapleys.com  
**Matthew Bowen | Aitchison Raffety**  
07740 900825 | matthew.bowen@argroup.co.uk



From 210.55 sq m (2,266 sq ft)  
to 4,297.57 sq m (46,259 sq ft)

Warehouse available  
independently totalling  
29,364 sq ft

Offices available as a whole or  
in part from 2,266 sq ft to  
23,063 sq ft

0.7 mile to the A1

Large rear yard

Prominent corner location

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**Location**

The property is located on the prominent corner of Elstree and Manor Way. Junction 1 of the A1 is located 0.7 mile away and provides access to central London to the south and to Junction 23 of the M25 to the north.

The property is located 1 mile from Elstree & Borehamwood Train Station which is serviced by Thameslink and provides services to London St Pancras International in approximately 23 minutes.

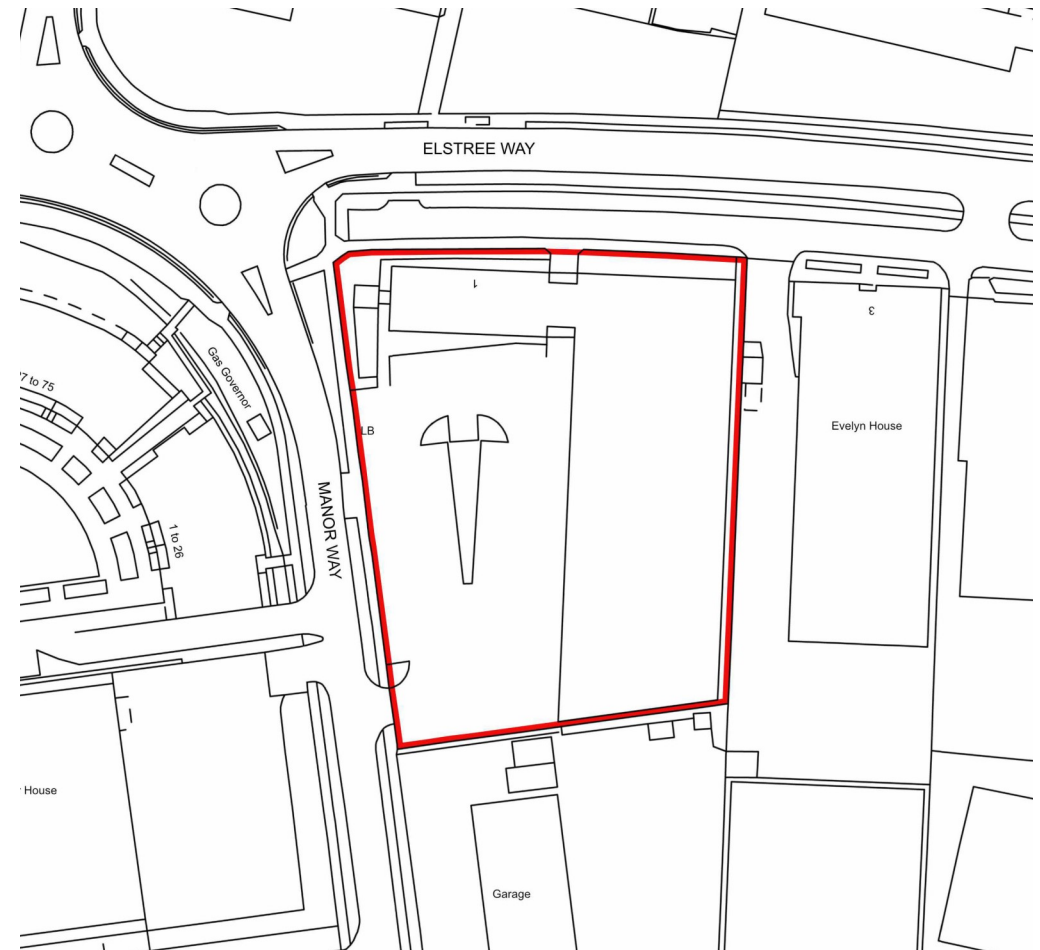
**Description**

The property comprises offices and a warehouse on a site totalling 1.63 acres. The offices fronting Elstree Way are arranged over lower ground, ground and two upper floors with a central atrium reception area and a bridge at second floor level linking the east and west wings, whilst the warehouse is situated to the rear.

Pedestrian access is directly off Elstree Way with vehicle access from Manor Way into the rear yard that services the warehouse.

The offices comprise carpeting, suspended ceilings with inset lighting and air conditioning. Each floor provides WC facilities and a kitchenette. The west wing is serviced by a lift to each floor. There is a canteen at lower ground floor and car parking is available on a pro-rata basis.

The warehouse is of framed construction under a pitched steel sheet roof with translucent light panels, steel sheet clad elevations and a minimum eaves height of 9.75m. The warehouse comprises a concrete floor, strip lighting, two level loading doors and 4 x gas fired heaters. The warehouse is provided with offices below a mezzanine floor and 50% of the warehouse is currently provided with a racking system, which can be removed if required. Car parking is available on a pro rata basis.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Offices</b>		
Lower ground floor	210.55	2,266
Ground floor	638.29	6,870
First floor	646.89	6,963
Second floor	646.89	6,963
<b>Office Total</b>	<b>2,142.62</b>	<b>23,063</b>
<b>Warehouse</b>	<b>2,154.95</b>	<b>23,196</b>
<b>Overall Total</b>	<b>4,297.57</b>	<b>46,259</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.66</b>	<b>1.63</b>

The various floors are available on a floor by floor basis and can be split to provide offices from 2,266 sq ft to 23,063 sq ft.

The warehouse is available on the following basis:

	Sq m	Sq ft
Ground floor—offices	286.54	3,084
First floor—offices	286.54	3,084
Warehouse	2,154.95	23,196
<b>Total</b>	<b>2,728.03</b>	<b>29,364</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net or gross basis, depending on area, and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold.

### Terms

Upon application.

### Rating

We are advised that the Rateable Value for the property is £380,000 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with **Adam Cleator** of Rapleys LLP or our joint agent **Matthew Bowen** of Aitchison Raffety.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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