

RAPLEYS

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0370 777 6292

TO LET/FOR SALE **Warehouse/Industrial Unit**

Hope House, 1 Warwick Place,
Borehamwood WD6 1UA

CONTACT **Richard Curry**
07876 747146 | richard.curry@rapleys.com

Mike Bumford
07788 412168 | michael.bumford@rapleys.com

Matthew Bowen | Aitchison Raffety
07740 900825 | matthew.bowen@argroup.co.uk



966.62 sq m (10,405 sq ft)

Mezzanines totalling 1,289 sq m
(13,875 sq ft)

Covered loading area

Close proximity to the A1

30 car parking spaces

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Location

The property is located on Warwick Road with access to the A1 via Elstree Way, approximately 0.5 mile to the east.

1.5 miles to the west is Borehamwood town centre and mainline train station, which provides rail links to central London in circa 20 minutes.

The M25 (Junction 23) is approximately 3 miles to the north of the subject property.

Description

The property comprises a brick fronted building of steel portal frame construction, with steel clad elevations and a pitched roof with translucent light panels.

The warehouse provides a concrete floor, a covered loading area serviced by two up and over electric doors leading to the yard, and 30 car parking spaces.

The original warehouse provided 7.5m minimum eaves height, however there are first and second floor mezzanines providing a clear height below of 2.5m.

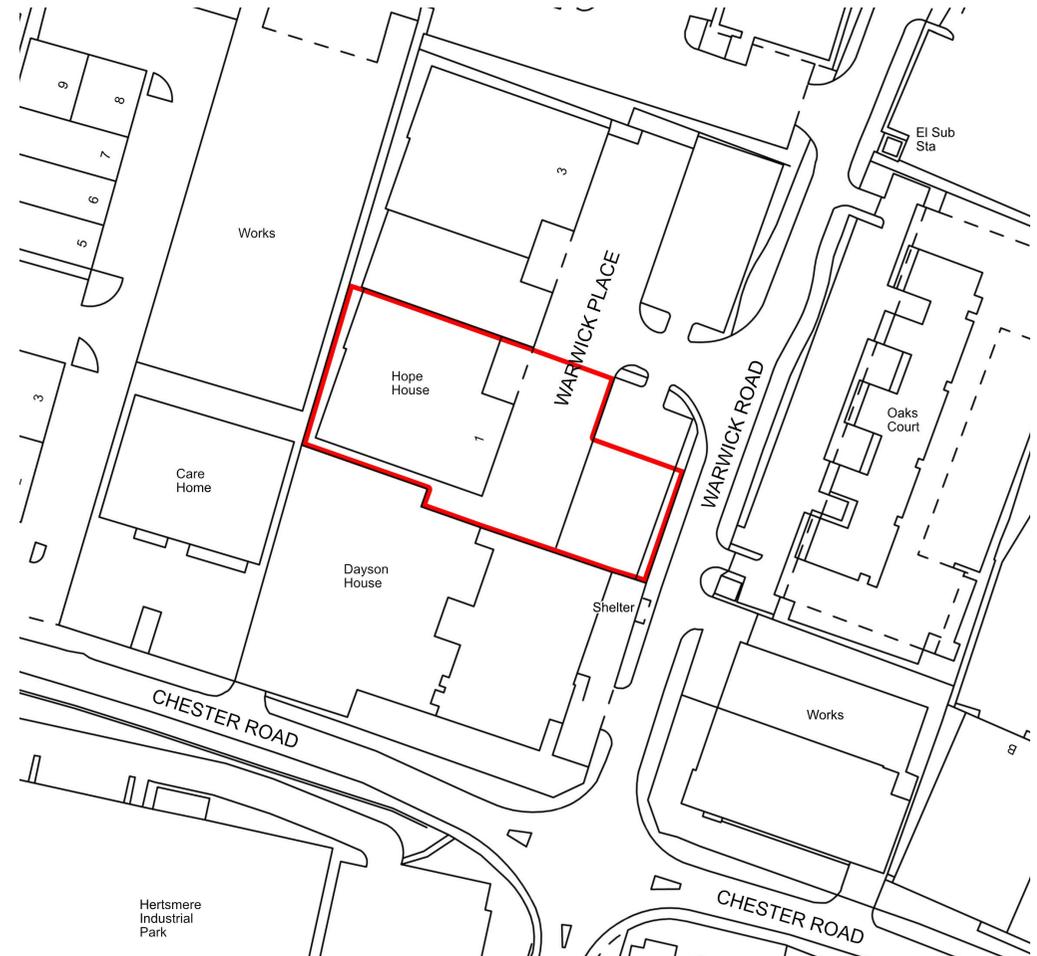
Offices are arranged over ground and first floor and have suspended ceilings with inset LED lights, heating and a cooling air conditioning system. Other amenities include WCs and a kitchen.

Tenure

Leasehold/Freehold.

Terms

Upon application.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
GF warehouse	763.98	8,224
GF office	101.07	1,088
FF office	101.5	1,093
Total (as constructed)	966.62	10,405
FF mezzanine	648.93	6,985
SF mezzanine	640.08	6,890
Covered loading	68.17	734
Overall	2,323.80	25,014

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis 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.

Rating

We are advised that the Rateable Value for the property is £88,000 and the UBR for 2020/21 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 the [Government website](#).

Energy Performance

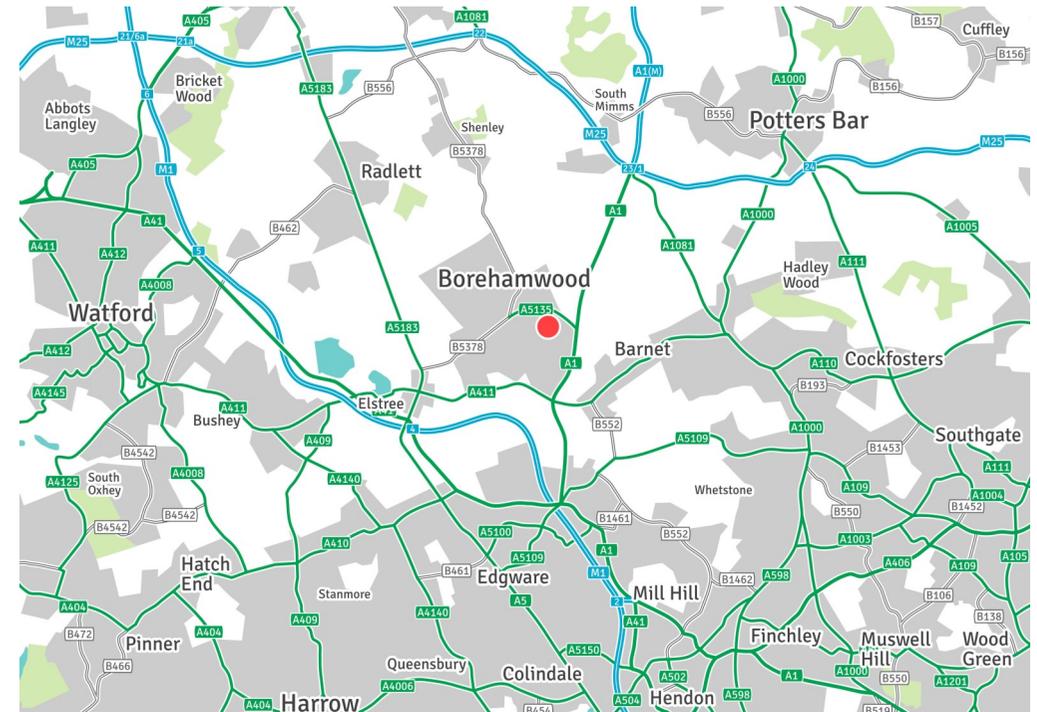
Energy Performance Asset Rating: TBC.

VAT

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

Viewing

Strictly by appointment with the joint agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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