



Office/Light Industrial/Trade Counter Buildings To Let

Unit 9-10

Capital Business Park, Borehamwood,
WD6 1GW

Light Industrial, Office, Trade
Counter, Warehouse

TO LET

7,004 to 14,026 sq ft

(650.69 to 1,303.06 sq m)

- Modern accommodation
- Suitable for a multitude of uses
- Available separately or combined
- Air conditioning
- Onsite parking with EV charging
- WC & kitchenette facilities and showers
- 3.5m floor to ceiling height at ground floor

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Summary

Available Size	7,004 to 14,026 sq ft
Rent	£20.00 per sq ft
Rates Payable	£70,780 per sq ft
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The properties comprise interconnecting light industrial buildings constructed earlier this century and offers mostly open plan production/storage area at ground floors with a mix of open plan and cellular offices at 1st floor.

Both floors offer accommodation that is easy to reconfigure for a number of different uses.

Location

Capital Business Park is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.

Accommodation

The accommodation is split across the ground and first floors of both units and comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 9	3,510	326.09	Available
1st - Unit 9	3,512	326.28	Available
Ground - Unit 10	3,506	325.72	Available
1st - Unit 10	3,498	324.97	Available
Total	14,026	1,303.06	

Specification

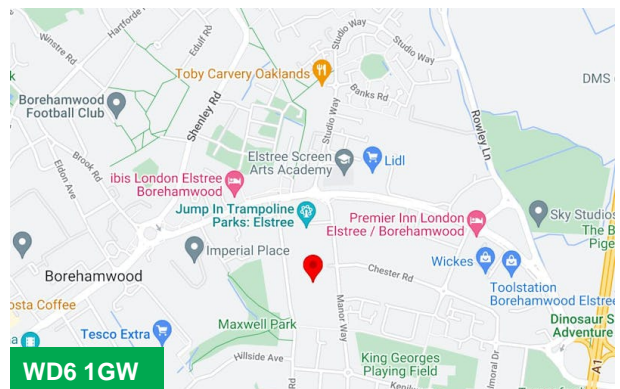
- * 3.5m clear internal height at ground floor
- * Independent 3 phase power supply to each unit
- * Small power and data comms
- * Door entry system
- * Shower

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The units are available either separately or combined on a new full repairing and insuring lease for a term to be agreed with the ingoing party.



Viewing & Further Information

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