



## Office/Light Industrial/Trade Counter Building To Let

### Unit 9 Capital Business Park

Manor Way, Borehamwood, WD6 1GW

Light Industrial, Office, Trade Counter, Warehouse

## TO LET

**7,022 sq ft**

(652.37 sq m)

- Modern accommodation
- Suitable for a multitude of uses
- Air conditioning
- Onsite parking
- WC & kitchenette facilities
- 3.5m floor to ceiling height at ground floor
- EV charging point

# Unit 9 Capital Business Park, Manor Way, Borehamwood, WD6 1GW

## Summary

<b>Available Size</b>	7,022 sq ft
<b>Rent</b>	£140,440.00 per annum
<b>Rates Payable</b>	£35,500 per annum
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a light industrial unit constructed earlier this century and offers mostly open plan production/storage area at ground floor 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 comprises the following gross internal areas:

Name	sq ft	sq m
Ground	3,510	326.09
1st	3,512	326.28
<b>Total</b>	<b>7,022</b>	<b>652.37</b>

## Specification

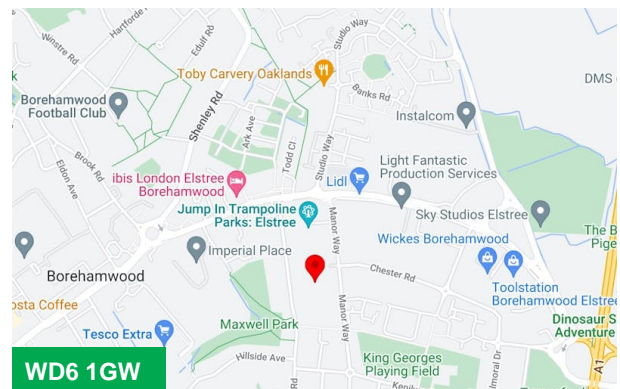
- \* 3.5m clear internal height at ground floor
- \* Independent 3 phase power supply to each unit
- \* Small power and data comms
- \* Door entry system

## Viewings

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

## Terms

The units is available 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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