



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

Available Size	7,022 sq ft
Rent	£140,440.00 per annum
Rates Payable	£35,500 per annum
Service Charge	N/A
EPC Rating	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
Total	7,022	652.37

Specification

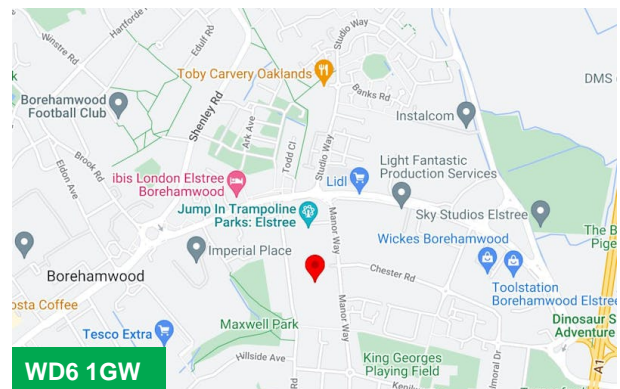
- * 3.5m clear internal height at ground floor
- * Independent 3 phase power supply to each unit
- * Small power and data comms
- * Door entry system

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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