



# BOREHAMWOOD LOGISTICS PARK

## **TO LET**

**50,000 TO 230,000 SQ FT  
(4,645 TO 21,368 SQ M) –  
AVAILABLE NOW**

Brand new industrial & logistics units strategically located inside the M25 with immediate access to M1 & A1. Assignment and sub-letting options available now.

**CBRE**



M1 J6  
10 MILES / 14 MINS

M25 J23 / A1(M) J1  
2 MILES / 4 MINS

CENTRAL LONDON  
13 MILES / 50 MINS

# BOREHAMWOOD LOGISTICS PARK

BOREHAMWOOD INDUSTRIAL PARK

sky studios  
ELSTREE

TOOLSTATION

Wickes

YODEL

CCF

AUTOGLASS

LIDL

A1

A1

A1

BOREHAMWOOD 159  
71,561 to 158,532 sq ft  
options available

BOREHAMWOOD 141  
50,000 - 140,960 sq ft  
options available

ELSTREE WAY

Borehamwood Logistics Park is both the perfect location for an urban logistics occupier serving London and an excellent base for a national logistics operation requiring access to the South East.

# BOREHAMWOOD 141

This unit can be subdivided to provide a range of sizes from 50,000–140,960 SQ FT (4,645 to 13,096 SQ M). Assignment or sub-letting options available now.

BOREHAMWOOD LOGISTICS PARK

140,960 SQ FT  
(13,096 SQ M)

NORTH WEST LONDON

WD6 1SN



15m Clear Internal Height	50kN/m2 Floor Loading	9 Tonne Rack Leg Loading	12 Dock Doors	55 HGV Trailer Spaces	94 Car Parking Spaces
15% Roof Lights	35m Yard Depth	Cycle Parking Spaces	3 Level Access Doors	Up to 800 KVA	10 Electric Vehicle Charging Points

## BREEAM®

Built to BREEAM rating of 'Very Good'

**A** 0-25 EPC Rating of 'A'

## Borehamwood 141 • UNIT CAN BE SPLIT

	SQ FT	SQ M
Ground Floor Warehouse	131,489	12,215.7
Ground Floor Office	4,733	439.7
First Floor Office	4,738	440.2
<b>TOTAL (GEA)</b>	<b>140,960</b>	<b>13,095.6</b>

# BOREHAMWOOD 159

This unit can be subdivided to provide a range of sizes from 71,561 – 158,532 SQ FT (6,648 to 14,728 SQ M). Assignment or sub-letting options available now.

Borehamwood 159	SQ FT	SQ M
Warehouse	143,508	13,332
First Floor Office	15,024	1,396
<b>TOTAL (GEA)</b>	<b>158,532</b>	<b>14,728</b>

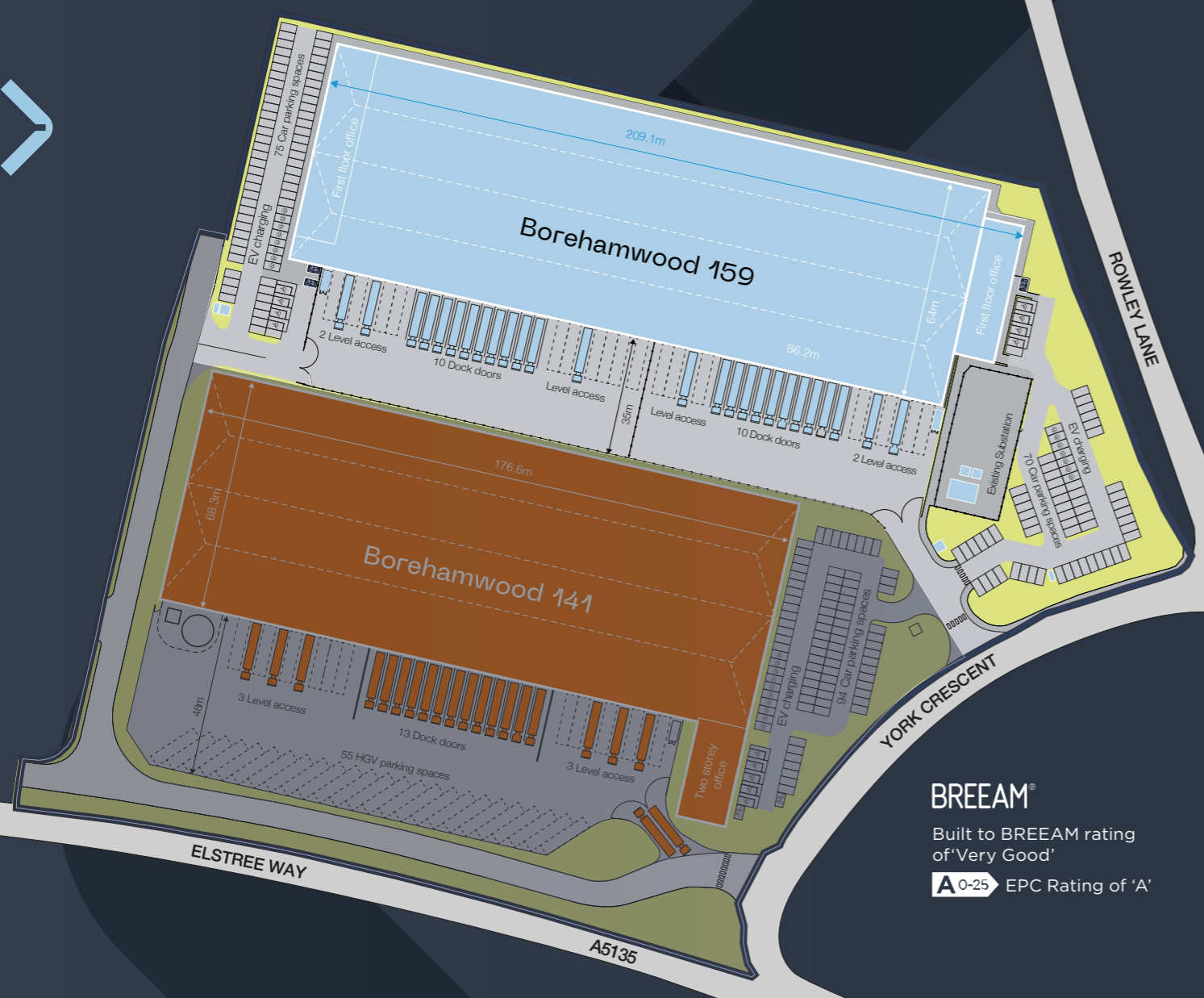
15m Clear Internal Height	50kN/m2 Floor Loading	9 Tonne Rack Leg Loading	20 Dock Doors	43 HGV Trailer Spaces	145 Car Parking Spaces
15% Roof Lights	35m Yard Depth	Cycle Parking Spaces	6 Level Access Doors	Up to 900 KVA	15 Electric Vehicle Charging Points

# BOREHAMWOOD 72 / BOREHAMWOOD 87

Borehamwood 72	SQ FT	SQ M	Borehamwood 87	SQ FT	SQ M
Warehouse	65,563	6,091	Warehouse	77,946	7,241
First Floor Office	5,998	557	First Floor Office	9,026	839
<b>TOTAL (GEA)</b>	<b>71,561</b>	<b>6,648</b>	<b>TOTAL (GEA)</b>	<b>86,972</b>	<b>8,080</b>

10 Dock Doors	20 HGV Trailer Spaces	70 Car Parking Spaces	10 Dock Doors	23 HGV Trailer Spaces	75 Car Parking Spaces
3 Level Access Doors	Up to 450 KVA	7 Electric Vehicle Charging Points	3 Level Access Doors	Up to 450 KVA	8 Electric Vehicle Charging Points

6

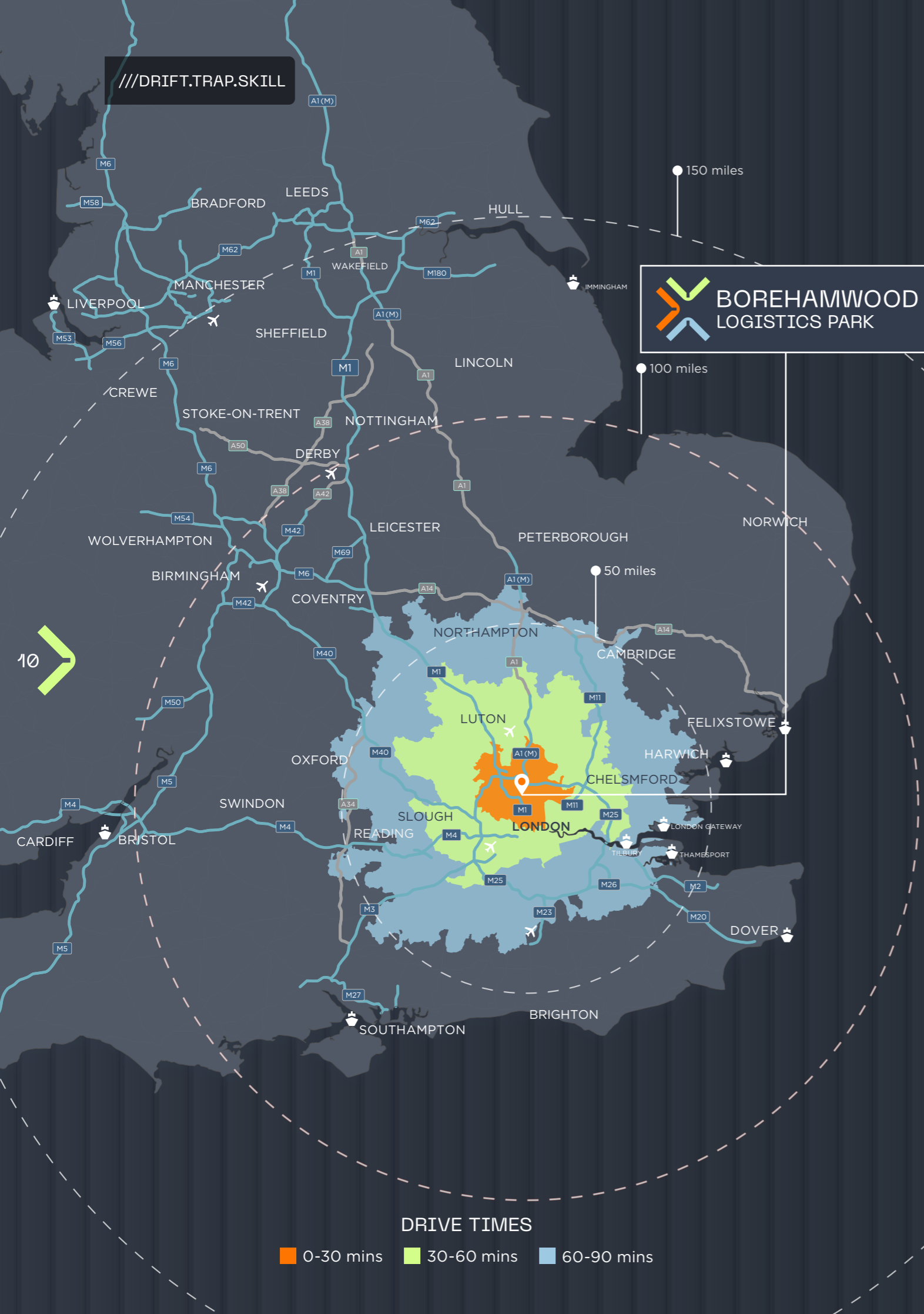


7





///DRIFT.TRAP.SKILL



**BOREHAMWOOD LOGISTICS PARK**




# LOCATION AND CONNECTIVITY

BOREHAMWOOD 141 & 159 are located inside the M25, less than half a mile from the A1 Junction for Borehamwood, 2 miles from Junction 23 of the M25 (South Mimms) and 10 miles from Junction 6 of the M1. An ideal location for an urban logistics occupier serving London and the wider South East Logistics network.

Within 45 minute drive time the unit benefits from having a high percentage of economically active people of a working age, and salary levels are lower than the Outer London average.

This location sits outside the Low Emission Zone and proposed future ULEZ zone.

 Over 1,987,829 people economically active people live within a 45 minute drive time

	DISTANCE	JOURNEY
A1	0.5 miles	1 min
M25 J23	2 miles	4 mins
M1 J6	10 miles	14 mins
Enfield	11 miles	22 mins
Watford	12 miles	22 mins
A406 North Circular	11 miles	24 mins
Park Royal	12 miles	30 mins
Dagenham	35 miles	43 mins
Canary Wharf	36 miles	45 mins
West End	13 miles	50 mins
City of London	13 miles	50 mins
Reading	54 miles	1 hr 10 mins
Croydon	61 miles	1 hr 20 mins



# BOREHAMWOOD LOGISTICS PARK

**CBRE**

**Alex Schofield**

07971 067 984  
Alex.Schofield@cbre.com

**Joe Aherne**

07501 098 788  
Joseph.Aherne@cbre.com

**Sam Smith**

07979 530 436  
Samantha.Smith@cbre.com



**CUSHMAN &  
WAKEFIELD**

**Patrick Mooney**

07920 451 369  
Patrick.Mooney@cushwake.com

**Chris Knight**

07872 822 528  
Chris.C.Knight@cushwake.com

**FURTHER INFORMATION**

**TERMS** - On Application

**EPC** - Rating of 'A'

**BOREHAMWOODLOGISTICSPARK.CO.UK**

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by [Eighty](http://www.eightystudio) [www.eightystudio](http://www.eightystudio)