

REFURBISHMENT COMPLETE



100 Centennial Park

Centennial Avenue | Elstree | WD6 3SA

To Let

High quality industrial / warehouse unit at the entrance to a well established business park

36,003 sq ft (3,344.76 sq m)





Location

The property is located on a modern mixed-use business park totalling 750,000 sq ft. Set within a landscaped and well maintained environment, the business park is highly favoured by technology, communications and healthcare companies.

Centennial Park offers immediate access to the M1 (J4) and benefits from a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities. The park also includes on-site security and 24 hour CCTV monitoring.

DISTANCES (miles)

M1 (Junction 4)	0.6
Elstree & Borehamwood station	2.0
Stanmore Underground (Jubilee Line)	2.1
A1/A41 Intersection	2.9
M1 (Junction 5)	4.0
M25 (Junction 23)	6.2
M25 (Junction 21)	11.1
Central London	13.9
Heathrow Airport	17.8
Luton Airport	20.7

Source: Google maps

Specification

- Positioned at the entrance to the park
- 6.5m clear eaves height
- Immediate access to the M1 (J4)
- Dedicated yard with the ability to be secured
- 2 surface level loading doors
- EV Charging points x 6
- LED lighting throughout
- Building management system
- VRF air-conditioning to offices
- Water saving features to WCs



Accommodation

First Floor Offices	5,233 sq ft	486.16 sq m
Ground Floor Offices	5,233 sq ft	486.16 sq m
Ground Floor Warehouse	25,537 sq ft	2,372.45 sq m
Total	36,003 sq ft	3,344.76 sq m

(All areas are approximate and measured on a Gross External basis)

Tenure

The property is offered on a new lease for a term and rent to be agreed.



Business Rates

To be re-assessed.

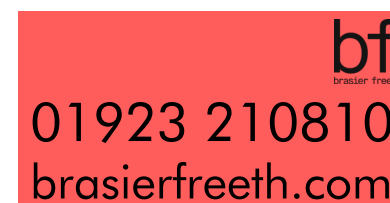
EPC

Under re-assessment, targeting level B.

Estate Amenities

- On-site security
- Devere Village Hotel
- Starbucks
- Hob Salons

For more information, please contact the joint agents:



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