



**TO LET – 12,485 Ft<sup>2</sup> (1,160 M<sup>2</sup>)**

**Modern Warehouse / Business Building**

**340 Centennial Avenue, Centennial Park, Elstree, WD6 3TJ**



- Close to J4 & J5 of M1
- Borehamwood Railway Station (St Pancras / Kings Cross)
- Jubilee Line at Stanmore
- Public Bus Services to Rail Stations
- Park Monitored CCTV (24/7)
- Powered Loading Door
- 6m (19'6") Clear Eaves
- 3 Phase Power & Gas Supply
- VRV Comfort Cooled Offices
- Two Kitchens
- Raised Carpeted Floors
- WC & Shower facilities
- 29 Car spaces

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)

**Leighton Buzzard 01525 623007 | Watford 01923 911007**

## LOCATION

Situated on the prestigious Centennial Park, a low density business park renowned for its high-quality landscaped environment. Many Medical, Science and Technology companies can be found here due to the quality of the park and the fact that Centennial Park benefits from excellent transport links to Central London and the north via the A41 and M1 Motorway (adjacent to Jct.4) and thereby to the M25, M40, M4, M11, Heathrow, Gatwick, Stansted and Luton Airports.

Main line rail services are found at Elstree & Borehamwood (St Pancras / Kings Cross) and Watford (Euston) plus Underground services are found at Stanmore (Jubilee Line) and Watford (Metropolitan Line) accessible by Bus Services from the Park.

The business park also has the benefit of a De Vere Village 140 bedroom Hotel with a full Health Suite, Swimming Pool, Restaurants and a coffee shop.

## DESCRIPTION

The property has undergone complete refurbishment and provides a total floor area of 12,485 ft<sup>2</sup> GIA arranged as approx. 7,047 ft<sup>2</sup> of industrial / warehouse space and 5,438 ft<sup>2</sup> of open planned two storey fronting offices.

## ENERGY PERFORMANCE CERTIFICATE

The building has an asset rating of D 100.

## AMENITIES

Include: -

- **VRV comfort cooling**
- **6m min. eaves**
- **Shower Room**
- **HGV access**
- **Kitchens**
- **Loading door**
- **M/F & Disabled WC's**
- **29 Car spaces**

## LEASE

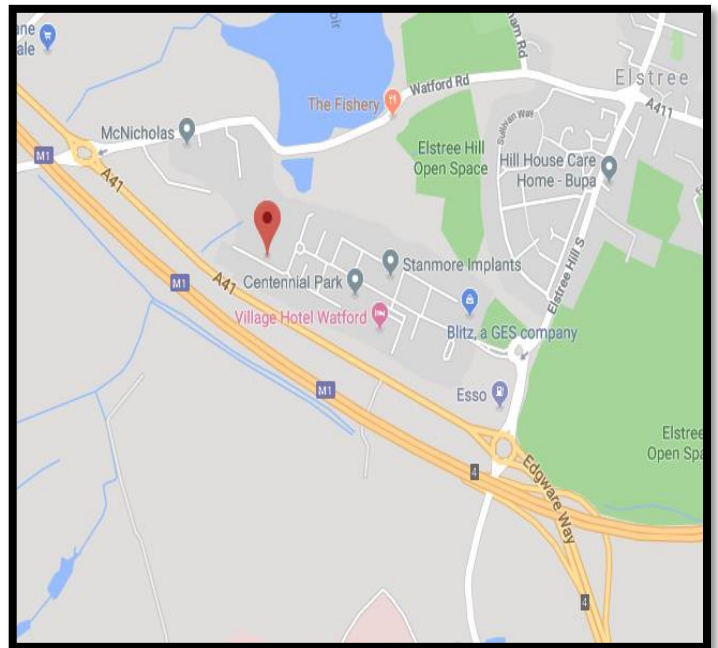
A new full repairing and insuring lease for a term to be agreed subject to 5 yearly rent reviews.

## RENT

£200,000 per annum exclusive. VAT is payable.

## SERVICE CHARGE

There is a service charge to cover the running costs, maintenance & repairs, security of common parts of the estate.



## RATES

**Rateable Value:** £121,000.

Interested parties are advised to make their own enquiries with the Rating Department of Hertsmere Council: - 020 8207 2277

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

Viewing strictly by appointment:

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