



Refurbished Industrial Unit **TO LET**

6 Lismarine Industrial Park, Elstree, WD6 3EE

4,747 SQ FT (441 SQ M.)

Location: Lismarine Industrial Estate, WD6, offers an exceptional opportunity for businesses seeking flexible, high-quality industrial or office space within close proximity to London. Strategically located just off the A41 with easy access to the M1 (Junctions 4 & 5), A1, and M25, the estate is perfectly positioned for logistics, distribution, and commuting. Excellent public transport links, including mainline rail from Elstree & Borehamwood, Underground services via Stanmore (Jubilee Line), and the 306 bus route connects directly to Watford Junction (approx. 20 minutes) making it highly accessible for staff and clients alike. Positioned just 13 miles from Central London, Lismarine provides businesses with a cost-effective alternative to inner-city locations while maintaining access to key markets and infrastructure.

Description: We are pleased to present a newly refurbished, split-level commercial unit coming soon to the market in the well-connected Lismarine Industrial Estate. Offering a total of 4,712 sq ft (438 sq m), this versatile space features a roller shutter with first-floor loading access, a dedicated front yard with parking, and a mix of bright, partitioned office areas on both the ground and first floors. The unit benefits from excellent natural light throughout, complemented by air conditioning and energy-efficient LED lighting creating a comfortable and professional working environment. Available on a new lease, this is an ideal opportunity for businesses seeking high-quality, flexible space in a strategic location.

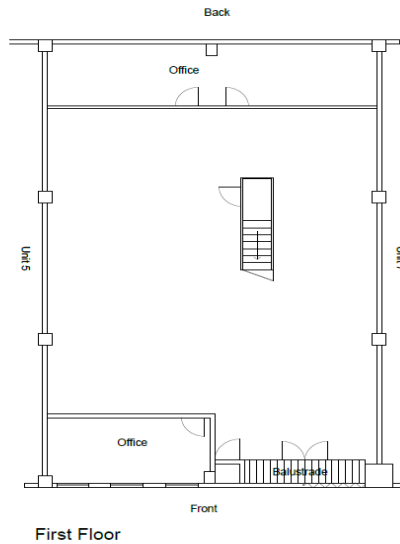
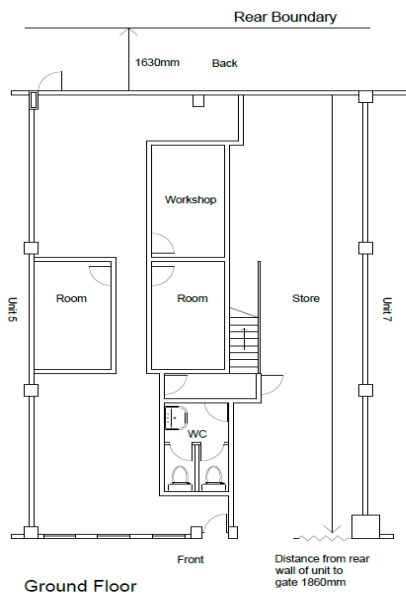
GL REFURBISHED THROUGHOUT

GL AIR CONDITIONING

GL EXTENSIVE PARKING

GL AVAILABLE IMMEDIATELY

[CLICK HERE FOR A VIRTUAL TOUR OF THE PROPERTY](#)



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £60,000 Per Annum exclusive.

Service Charge: £TBC.


Rates: The property is not currently on the VOA rating list but previously had a Rateable Value of £42,500. **More information can be found here.**


EPC: E.P.C energy rating – 'TBC'.

VAT: VAT is applicable.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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