

TO LET

LARGE SECURE OPEN YARD SPACE WITH WORKSHOPS, OFFICES AND ADDITIONAL PARKING.

INSTALCOM HOUSE Manor Way, Borehamwood WD6 1QH



Features

- 6,608 - 37,674 Sq Ft
- Rent On Application
- Potential for Long Lease of Freehold Sale
- Close to M25 & M1 Junctions
- Potential for Car Sales
- Close to Town Centre

Summary

A rare opportunity to rent a highly versatile industrial and open storage compound in the prime commercial location of Borehamwood. The property comprises a substantial secure open storage yard extending to approximately 32,826 sq ft, complemented by ancillary office accommodation of 3,015 sq ft and a workshop unit of 3,348 sq ft.

The site is well-configured to support a wide range of industrial, logistics, and storage uses, offering excellent flexibility for occupiers seeking a combination of yard space, operational workspace, and administrative facilities. In addition, the property benefits from a generous forecourt area providing parking for approximately 16 vehicles.

The compound is fully secured, making it ideal for businesses requiring safe and accessible open storage alongside functional built accommodation. Its strategic location in Borehamwood ensures excellent connectivity, with superb transport links providing easy access to key motorway networks and surrounding commercial hubs.

This is an exceptional opportunity to secure a flexible and well-located commercial premises suitable for a variety of uses, available immediately on a rental basis.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
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Location

Manor Way in Borehamwood is an established and highly sought-after commercial location, popular with a wide range of industrial, trade, and logistics occupiers. The area benefits from excellent connectivity, with close proximity to the A1(M), M25 (Junction 23), and A41, providing efficient access to Central London, the wider motorway network, and key regional markets.

Description

A secure and well maintained commercial compound ideal for open storage users, motor-trade or industrial use.

Accommodation

Open Storage Yard	32,826
Offices Ground	1,449
Offices First	1,515
Industrial Workshop	3,348
Total	37,674 sq ft

Tenure

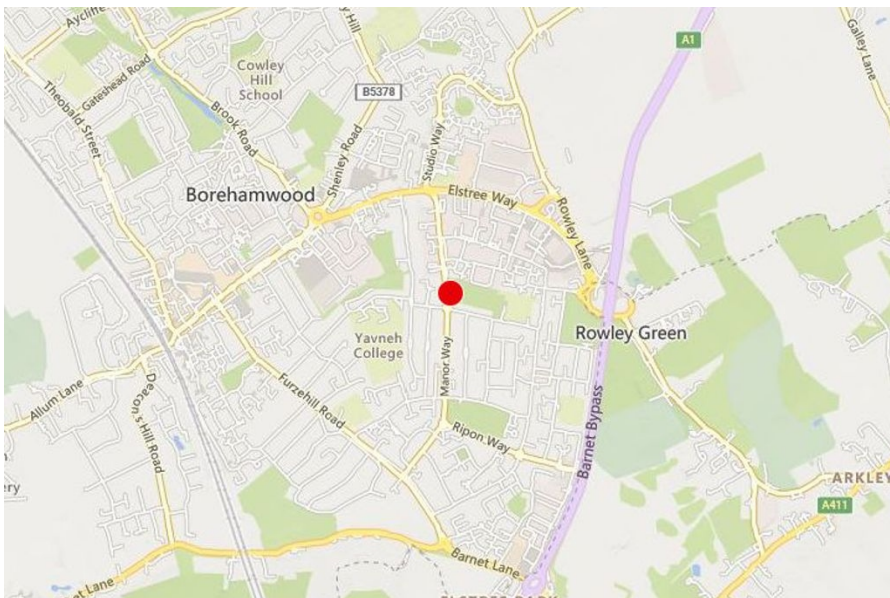
Leasehold

Terms

The entire property is available on a rolling 1 year contract. A longer lease could be available by negotiation. Rent upon application.

Business Rates

Hertsmere Council. Rateable Value 1st April 2026 assessment £121,000. Rates payable for 2026/2027 £66,671.



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Planning

The property has a former B1 Use now E Class Use and B8 Storage and Distribution Use.

EPC

Energy Performance Rating D.

Viewing

Strictly by prior appointment arranged and accompanied by sole letting agents Chamberlain Commercial. Contact our leasing team on 0208 429 6899.

Contact

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