

UNIT 411 CENTENNIAL PARK

Centennial Avenue, Elstree **WD6 3TN**

TO LET



2,144 SQ FT
(199 SQ M)

Modern Industrial / Warehouse Unit To Let

**Lambert
Smith
Hampton**

Unit 411 Centennial Park, Elstree WD6 3TN

Description

Situated in the attractive business location of Centennial Park, the property comprises a modern end terrace industrial/warehouse unit of steel frame construction with profile metal clad and glazed elevations.

The unit has an excellent specification and benefits from an electric level access loading door, 3 phase power, a minimum clear height of 6.8m and first floor office space. Externally there is a parking allocation of 4 spaces to the front and side of the unit which includes 2 EV charging points.

ACCOMMODATION	Sq Ft	Sq M
Warehouse	1,626	151
First floor offices	518	48
TOTAL (GIA)	2,144	199

Specification

- Electric level access loading door
- 3 phase power
- 6.8m clear internal height
- 4 parking spaces including 2 EV charging points
- First floor office space with a kitchenette
- Excellent transport links

Location

Situated on the prestigious Centennial Park, the property lies just off the M1 (Junction 4) and offers superb transport links to Central London. The property also provides easy access to the mainline rail services available at Elstree & Borehamwood, and Watford, as well as underground services available at Stanmore (Jubilee Line) and Watford (Metropolitan line).

EPC

The property currently has an EPC rating of D-93.

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

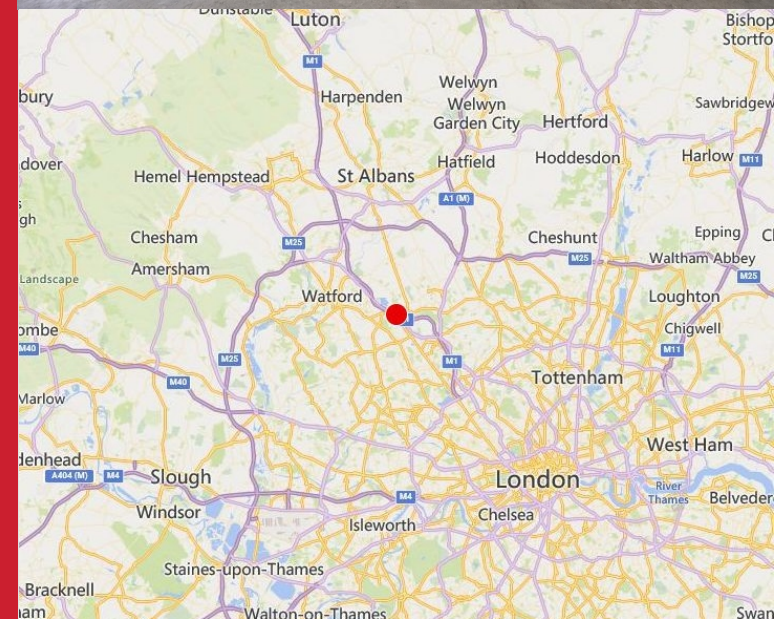
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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