



UNIT E

# ELSTREE TRADE PARK

Chester Road  
Borehamwood  
WD6 1GF

Newly refurbished  
Detached Industrial /  
Warehouse / Trade Unit  
Immediately available  
**TO LET**

13,274 sq ft / 1,233.19 sq m



# SUMMARY

Unit E is a modern, refurbished industrial/warehouse/trade unit.

Specification includes:



Newly refurbished



8m clear height



3 electric level access loading doors



4no. EV chargers



PV solar panel roof system



Yard depth of 28m



Secure gated yard



24/7 hours of use



Air conditioned offices



2.6 miles from the M25 at Jct 23



A1(M)

23

M25

sky studios

Travelodge

Premier Inn

TOOLSTATION

AUTOGLASS

Wickes

YODEL

CCF

A1  
Barnet-by-pass

M25 (J23)  
2.6 miles

M1 (J4)  
5 miles

Chester Road

Balmoral Drive

Newark Green



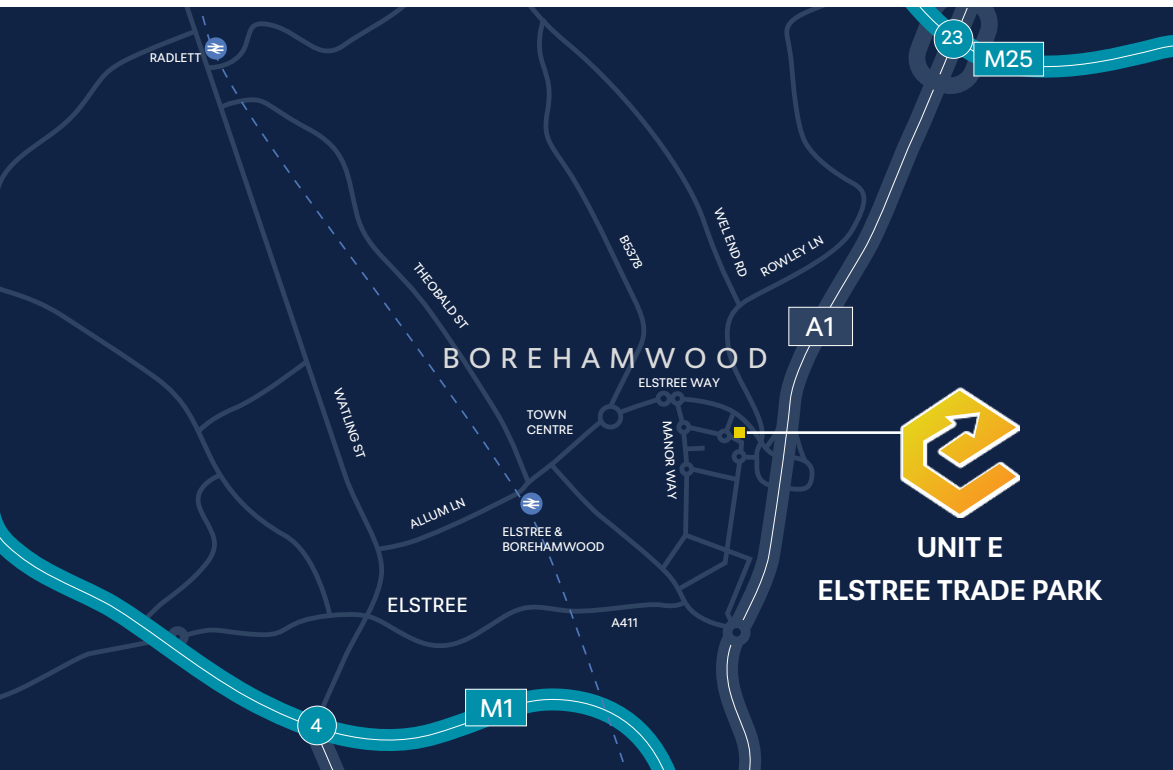
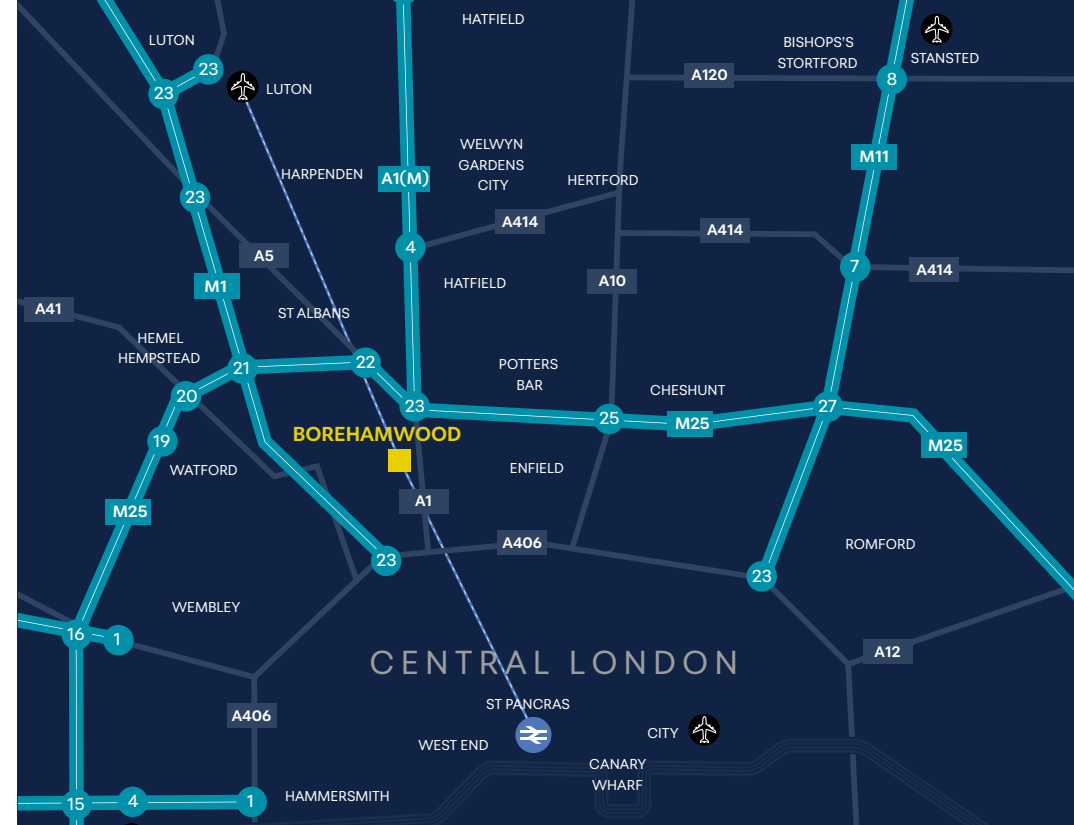
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ELSTREE TRADE PARK

UNIT E • ELSTREE TRADE PARK • CHESTER ROAD • BOREHAMWOOD • WD6 1GF

## LOCATION

The property is well located in an established industrial area to the east of Borehamwood Town Centre (within 1.7 miles).

The location benefits from close amenities and is prominent, being positioned on a modern warehouse scheme fronting the A5135 (Elstree Way). As well as excellent road connections, Borehamwood Railway Station is within 1.5 miles, from where there are direct trains to St Pancras with journey times of under 30 minutes.



	Distance	Journey
A1	0.5 miles	1 min
M25 J23	2 miles	4 mins
M1 J6	10 miles	14 mins
Enfield	11 miles	22 mins
Watford	12 miles	22 mins
A406 North Circular	11 miles	24 mins
Canary Wharf	36 miles	45 mins
West End	13 miles	50 mins
City of London	13 miles	50 mins

## DESCRIPTION

Unit E is a newly refurbished 'Grade A' modern detached industrial warehouse constructed of steel portal frame with elevations of profile metal cladding and breezeblock under a pitched roof built to an institutional specification.

## ACCOMMODATION

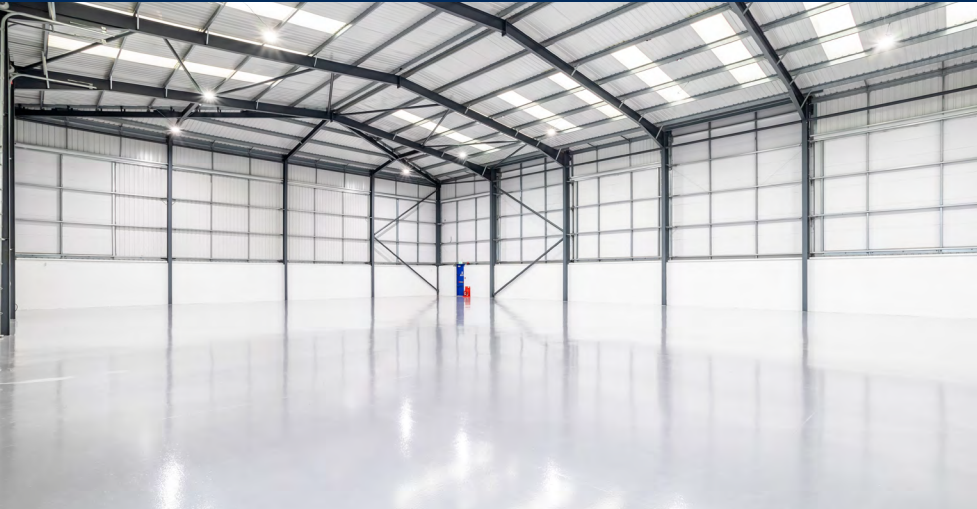
	SQ FT	SQ M
Warehouse	10,984	1,020.45
Ground Floor Ancillary	1,134	105.35
First Floor Offices	1,156	107.40


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**Total (GEA):**                      **13,274 sq ft**      **1,233.20 sq m**


## TERMS


Available by way of a new FRI lease. Rent upon application.




  
EPC Rating C74

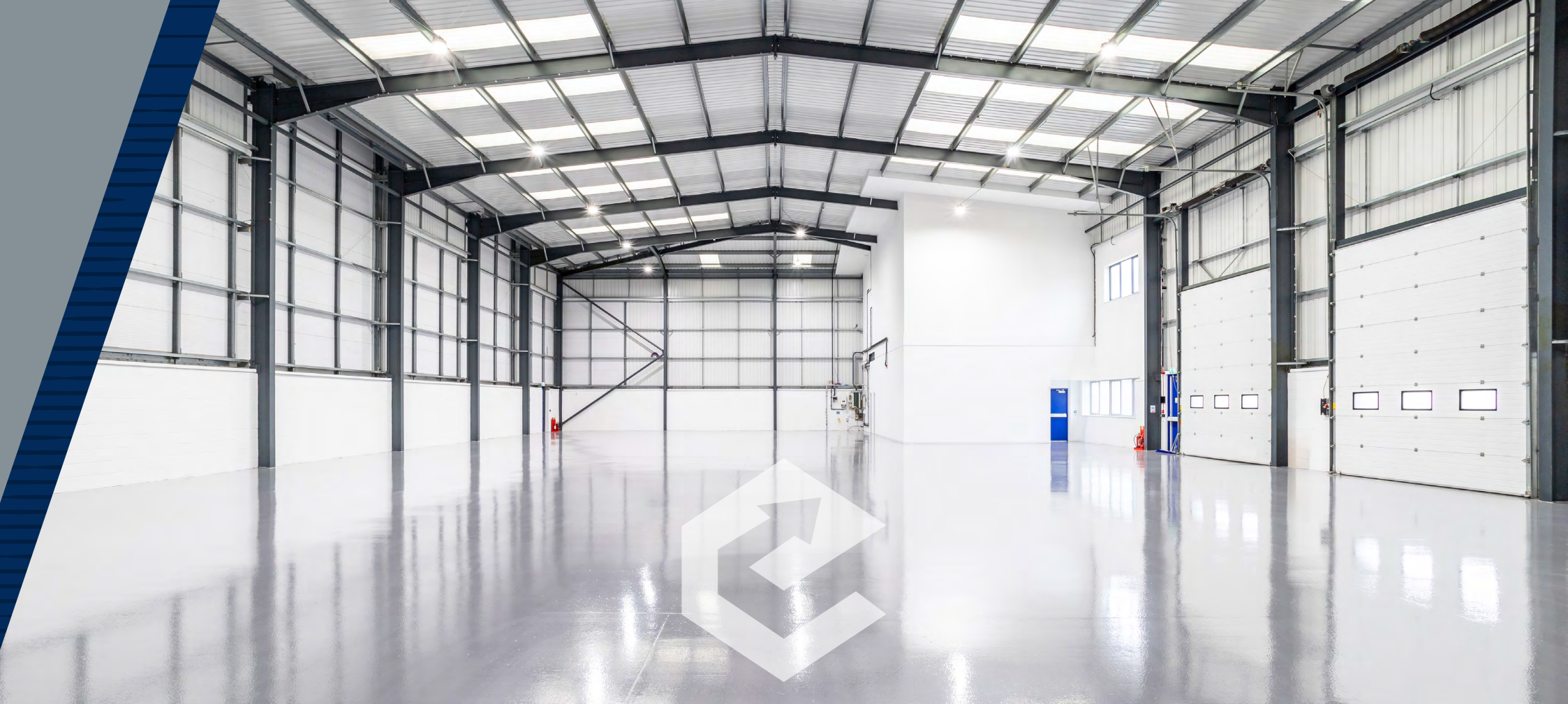
  
PV solar panel roof system

  
4no. EV chargers

  
Cycle storage

  
LED lighting





## CONTACT

**Graham Payne**  
07801 098096  
[graham.payne@stimpsons.co.uk](mailto:graham.payne@stimpsons.co.uk)

**Paul Felton**  
07802 861528  
[paul.felton@stimpsons.co.uk](mailto:paul.felton@stimpsons.co.uk)

**Stimpsons**

**01707 259599**  
[www.stimpsons.co.uk](http://www.stimpsons.co.uk)



**020 7493 4933**

[jll.co.uk/property](http://jll.co.uk/property)

**James Miller**  
07702 975222  
[james.miller@jll.com](mailto:james.miller@jll.com)

**James Saxby**  
07801 667692  
[james.saxby@jll.com](mailto:james.saxby@jll.com)