



Modern Business Unit For Sale in Borehamwood

Unit 4

Devonshire Business Park, Borehamwood,
WD6 1NA

Light Industrial, Office, Trade
Counter, Warehouse

FOR SALE

2,864 sq ft

(266.07 sq m)

- Modern self contained building
- Air conditioned offices
- Warehouse/production
- 6 on site parking spaces
- Roller shutter loading door
- Kitchenette
- 3 phase power

Unit 4, Devonshire Business Park, Borehamwood, WD6 1NA

Summary

Available Size	2,864 sq ft
Price	£1,050,000
Rates Payable	£20,084.75 per annum Based on 2023 Rating. Rates payable 2024/25
Rateable Value	£40,250
Service Charge	N/A
Estate Charge	TBC
EPC Rating	C (74)

Description

The property comprises a mid-terrace unit constructed approximately 15 years ago. The property is arranged as a ground floor, presently used for production purposes but suitable for warehousing, and 1st floor air conditioned offices with a kitchenette.

Location

Devonshire Business Park is located to the north side of Chester Road within Borehamwood's commercial district. The park is approximately 0.5 miles from the A1(M), which in turn is 3 miles from Junction 23 of the M25 (South Mimms).

Elstree & Borehamwood Station is 1 mile distant and offers a fast service to the City, Luton and Gatwick airports, the south coast and St Pancras International with onward connections to central Europe.

Accommodation

The accommodation comprises the following Gross Internal Areas:

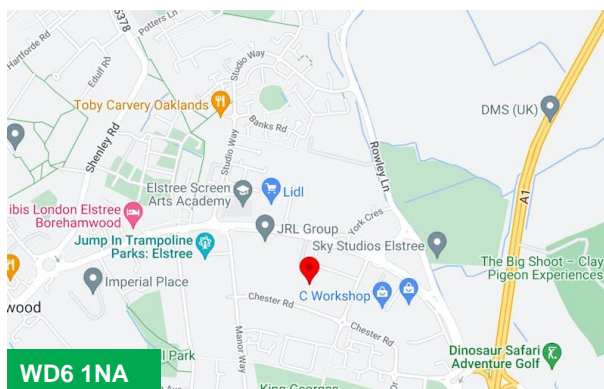
Name	sq ft	sq m	Availability
Ground - Warehouse/Production	1,520	141.21	Available
1st - Offices	1,344	124.86	Available
Total	2,864	266.07	

Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

The property is for sale freehold with vacant possession.



Viewing & Further Information

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