



## Office/Light Industrial/Trade Counter Buildings To Let

### **Unit 9-10 Capital Business Park**

Manor Way, Borehamwood, WD6 1GW

Light Industrial, Office, Trade Counter, Warehouse

## **TO LET**

**7,004 to 14,026 sq ft**

(650.69 to 1,303.06 sq m)

- Modern accommodation
- Suitable for a multitude of uses
- Available separately or combined
- Air conditioning
- Onsite parking with EV charging
- WC & kitchenette facilities and showers
- 3.5m floor to ceiling height at ground floor

# Unit 9-10 Capital Business Park, Manor Way, Borehamwood, WD6 1GW

## Summary

<b>Available Size</b>	7,004 to 14,026 sq ft
<b>Rent</b>	£20 per sq ft
<b>Rates Payable</b>	£70,780 per annum
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The properties comprise interconnecting light industrial buildings constructed earlier this century and offers mostly open plan production/storage area at ground floors with a mix of open plan and cellular offices at 1st floor.

Both floors offer accommodation that is easy to reconfigure for a number of different uses.

## Location

Capital Business Park is located on Manor Way close to its junction with Chester Road less than a mile from the A1 Bypass and thus less than 3 miles from the M25 at South Mimms (J23). Both the M1 and A41 are within 4 miles of the building.

Elstree & Borehamwood station is approx. 0.5 miles from the property and offers train services to Luton and Gatwick airports, the City and St Pancras International with onward connections to central Europe.

## Accommodation

The accommodation is split across the ground and first floors of both units and comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 9	3,510	326.09	Available
1st - Unit 9	3,512	326.28	Available
Ground - Unit 10	3,506	325.72	Available
1st - Unit 10	3,498	324.97	Available
<b>Total</b>	<b>14,026</b>	<b>1,303.06</b>	

## Specification

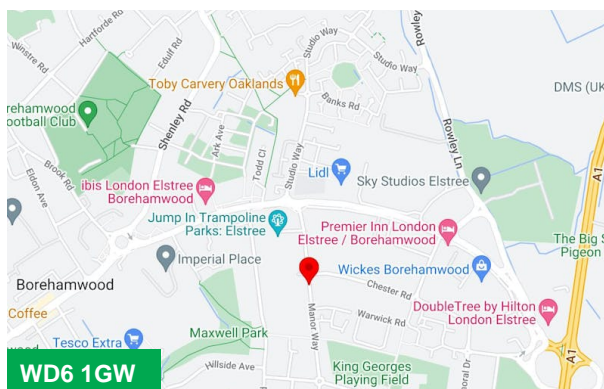
- \* 3.5m clear internal height at ground floor
- \* Independent 3 phase power supply to each unit
- \* Small power and data comms
- \* Door entry system
- \* Shower

## Viewings

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

## Terms

The units are available either separately or combined on a new full repairing and insuring lease for a term to be agreed with the ingoing party.



## Viewing & Further Information

**Graham Payne**

01707 259599 | 07801 098096

graham.payne@stimpsons.co.uk

**Stimpsons**

**01707 259599**