



Unit 414 Centennial Park, Centennial Avenue, Elstree WD6 3TN

TO LET

Modern Refurbished Industrial Unit to
Let

**2,316 Sq Ft
(215 Sq M)**

DESCRIPTION

The property comprises a modern end terrace industrial/warehouse unit with excellent specification first floor office space with a board room and separate glazed partitioned office. The unit is of steel frame construction with concrete flooring, steel and translucent roof panels and external flood lighting.

Providing an open storage warehouse, 414 Centennial Park benefits from an electric loading door, 3 phase power, dedicated men and women W/C's, a minimum eaves height of 7.3m and a parking allocation of 4 car parking spaces

- ✓ Electric loading door - 3.013 (h) x 2.997 (w)
- ✓ 3 phase power
- ✓ 7.3m minimum eaves
- ✓ 4 parking spaces
- ✓ First floor office space with a board room
- ✓ 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).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	1,496	139
First Floor Office	820	76
Total	2,316	215

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

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

TERMS

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

EPC

To be confirmed



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 04-May-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Joe Skinner
0773 997 3929
jkskinner@lsh.co.uk

Ella Moore-Hemsley
07858 372 370
EMoore-Hemsley@lsh.co.uk