

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



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

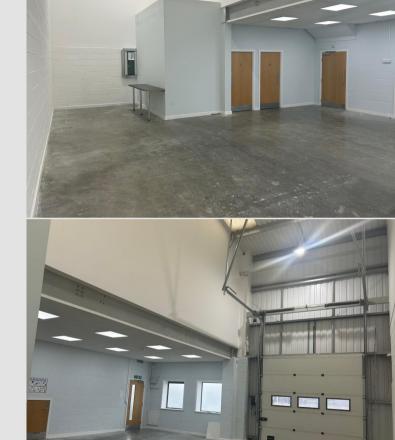
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC

To be confirmed



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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