

TO LET

CBRE

# 12 Chester Road, Borehamwood, WD6 1LT

27,350 SQ FT (2,541 SQ M) DETACHED WAREHOUSE / INDUSTRIAL UNIT ON A SECURE SITE OF 0.94 ACRES



## Specification

- 9m eaves height
- LED warehouse lighting
- 2 electrically operated level access loading doors
- Ample parking - 54 spaces  
(including 5 EV charging spaces)
- Secure gated yard area
- 2-storey fitted offices with raised floors, A/C, suspended ceilings, kitchenette, WCs, lift and spiral staircase  
(23% office content)

## Accommodation

The following areas are based on Gross Internal Area (GIA):

AREA	SQ FT	SQ M
Warehouse	21,076	1,958
1 <sup>st</sup> & 2 <sup>nd</sup> Floor Offices	6,274	583
<b>Total</b>	<b>27,350</b>	<b>2,541</b>

## Description

The property was comprehensively refurbished to a modern standard in 2021. The detached warehouse is of a steel portal frame construction, providing a clear span space with 9m eaves height which is accessed by two centrally positioned level access loading doors.

The property has a 2-storey office wing which is accessed via a reception area. The office accommodation has WC facilities on each floor, a shower on the first floor and lift / staircase accessibility.

## Terms

The property is available on an assignment / sub-lease basis. A new lease may be available, subject to negotiation.

## Rent

Available on application

## EPC

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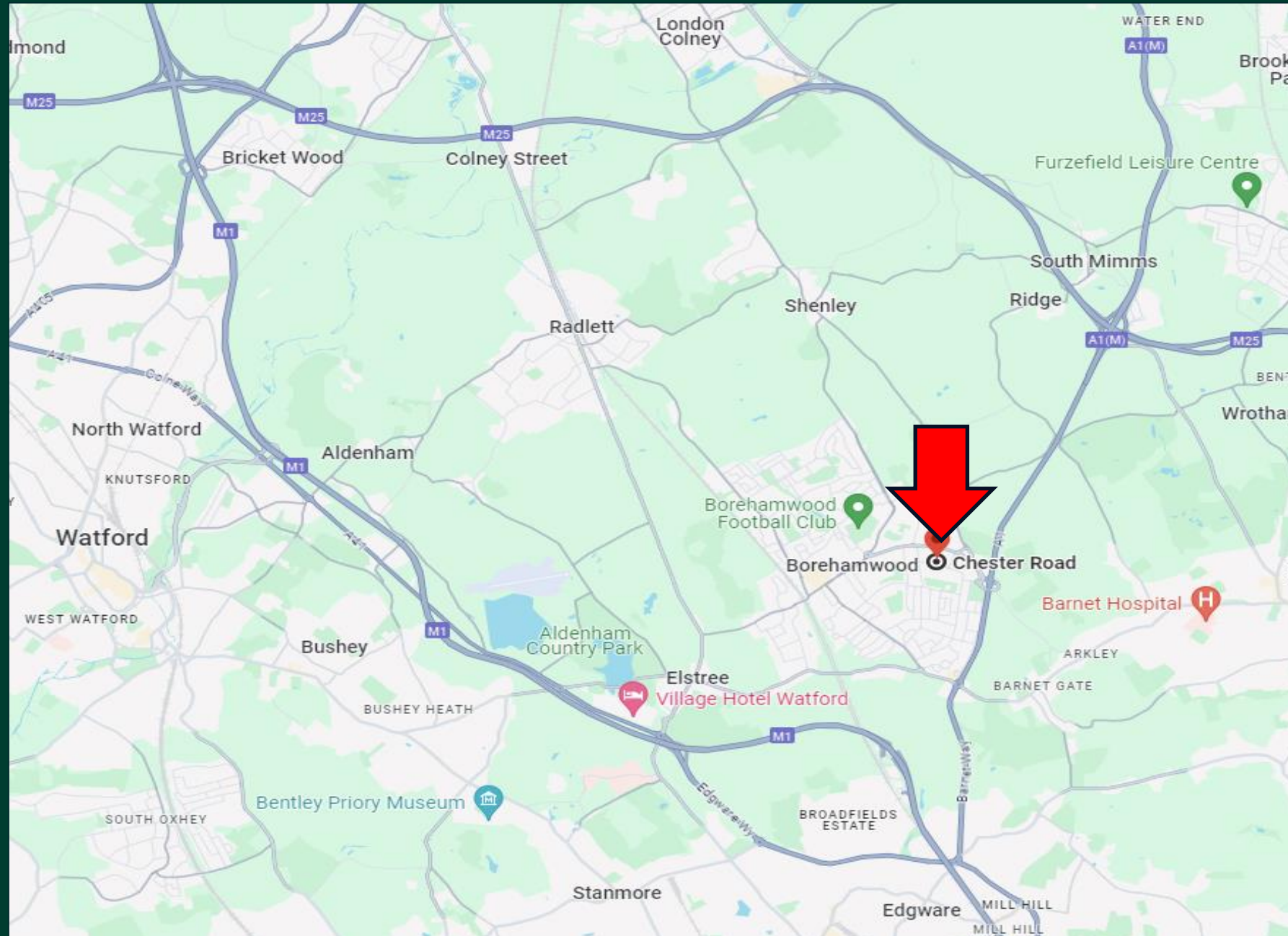
## Business Rates

Interested parties are recommended to make enquires directly with the Local Authority – Hertsmere Borough Council.

## Location / Connectivity

Strategically Located with Immediate Access to M1 & A1 and M25

Suitable for a range of uses serving London and the wider South East logistics network.



### Road:

- M25 J23 – 2 miles (4 mins)
- A1 (M) – 0.5 miles (2 mins)
- M1 J6 – 10 miles (14 mins)
- Enfield – 11 miles (22 mins)
- Watford – 12 miles (22 mins)
- A406 North Circular – 11 miles (24 mins)
- Park Royal – 12 miles (30 mins)
- City of London – 13 miles (50 mins)

### Rail:

- Elstree & Borehamwood Station – 1.2 miles (23 mins to Kings Cross Station)

### Air:

- London Luton Airport – 20.8 miles (34 mins)
- London Heathrow Airport – 32 miles (49 mins)
- London City Airport – 34 miles (1 hr)
- London Gatwick Airport – 71 miles (1 hr 24 mins)





For further information or if you wish to organise a viewing, please contact:

**Anna Worboys**

[Anna.Worboys@cbre.com](mailto:Anna.Worboys@cbre.com)

07447 928 239

**Toby King-Thompson**

[Toby.kingthompson@cbre.com](mailto:Toby.kingthompson@cbre.com)

07919 145 652

**Alex Schofield**

[Alex.schofield@cbre.com](mailto:Alex.schofield@cbre.com)

07971 067 984

Viewings strictly by appointment only.

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