

REFURBISHMENT COMPLETE



120 Centennial Park

Centennial Avenue | Elstree | WD6 3SE

To Let

High quality industrial / warehouse unit
on a well established business park

10,233 sq ft (950.66 sq m)



Features

- Comprehensively refurbished
- 6.5m clear eaves height
- Energy efficient LED lighting to offices and warehouse
- Comfort cooling to offices
- EV Charging point
- Water saving features to WC's
- Energy efficient boiler
- Electrically operated loading door
- Immediate access to M1 (J4)



Location

The property is located on a modern mixed-use business park totalling 750,000 sq ft. Set within a landscaped and well maintained environment, the business park is highly favoured by technology, communications and healthcare companies.

Centennial Park offers immediate access to the M1 (J4) and benefits from a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities. The park also includes on-site security and 24 hour CCTV monitoring.

DISTANCES (miles)

M1 (Junction 4)	0.6
Elstree & Borehamwood station	2.0
Stanmore Underground (Jubilee Line)	2.1
A1/A41 Intersection	2.9
M1 (Junction 5)	4.0
M25 (Junction 23)	6.2
M25 (Junction 21)	11.1
Central London	13.9
Heathrow Airport	17.8
Luton Airport	20.7

Source: Google maps

Accommodation

First Floor Offices	2,233 sq ft	207.45 sq m
Ground Floor Offices	2,233 sq ft	207.45 sq m
Ground Floor Warehouse	5,767 sq ft	535.76 sq m
Total	10,233 sq ft	950.66 sq m

(All areas are approximate and measured on a Gross External basis)

Tenure

The property is offered on a new lease for a term and rent to be agreed.



Business Rates

Rateable Value (2019) £102,000.

EPC

Under re-assessment.

Estate Amenities

- On-site security
- Devere Village Hotel
- Starbucks
- Hob Salons

For more information, please contact the joint agents:

bf.
brasier freeth

01923 210810
brasierfreeth.com

Peter Brown
01923 205521
peter.brown@brasierfreeth.com

Graham Ricketts
01923 205525
graham.ricketts@brasierfreeth.com

DTRE

020 3328 9080
www.dtre.com

Charlie Wing
074 8306 8030
charlie.wing@dtre.com

Jake Huntley
077 6515 4211
jake.huntley@dtre.com

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