



IMPRESSIVE MODERN BUSINESS UNIT TO LET WITH PARKING

8 CAPITAL BUSINESS PARK

Manor Way, Borehamwood, WD6 1GW

Industrial

TO LET

6,689 sq ft

(621.43 sq m)

- Located in a secure gated estate in the heart of Borehamwood
- 7 parking spaces
- Full height electric roller shutter (13.5ft wide) with internal covered loading bay
- Ceiling Heights GF: 12.6 feet FF: 10-13 ft
- 3 phase power (100 amps per phase)
- 500kg goods lift
- Brand new kitchen with break out area
- Grade 3 alarm system

8 Capital Business Park, Manor Way, Borehamwood, WD6 1GW

Summary

Available Size	6,689 sq ft
Rent	£19.50 per sq ft
Rates Payable	£31,260 per annum
Service Charge	£100 per month
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

8 Capital Business Park is a modern business unit with warehousing / light industrial accommodation on the ground floor and a combination of storage and fully fitted offices on the first floor.

The ground floor has an inviting reception area with access to the fully open plan warehouse, the warehouse has a concrete screed floor and a ceiling height of around 12.6 feet as well as a goods lift with a 500kg capacity. The first floor is arranged as mainly open plan storage with access from the internal full height loading area and goods lift. The floor also offers a collection of open plan office accommodation and partitioned private offices / meeting rooms. The floor benefits from 4 x w/c's a shower room and brand-new kitchen with staff break out area.

The property would be suitable for a wide range of users and is available on a new lease.

Location

Capital Business Park is a modern gated estate located on Manor Way close to it's junction with Chester Road, the location offers excellent connectivity to the A1 and the M25 at South Mimms (J23), with both the M1 and A41 within 4 miles of the estate.

Elstree & Borehamwood station is located 0.5 miles from the estate and offers train services to Luton and Gatwick airports, the City and Kings Cross St Pancras International.

Accommodation

The accommodation comprises the following areas:

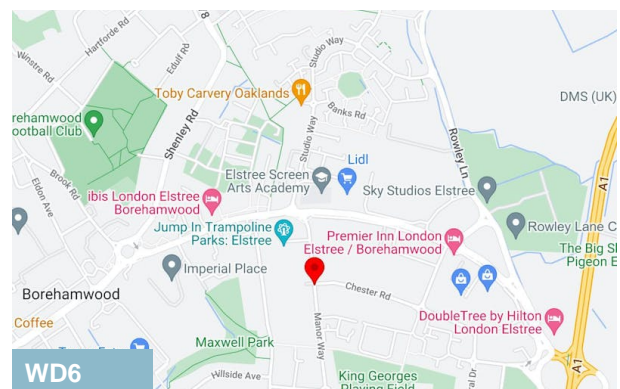
Name	sq ft	sq m	Availability
Ground	3,561	330.83	Available
1st	3,128	290.60	Available
Total	6,689	621.43	

Viewings

Via arrangement with the sole agents Dutch & Dutch 020 7443 9862.

Terms

A new Full Repairing & Insuring Lease for a term by arrangement, to be contracted



Viewing & Further Information



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