



High Quality Warehouse/Production Unit Available To Let

9 Warwick Road
Borehamwood, WD6 1US

Industrial, Light Industrial, Trade
Counter, Warehouse

TO LET

9,309 sq ft
(864.83 sq m)

- Semi detached warehouse/production unit
- Newly refurbished
- Air conditioned offices/showrooms
- Structured network cabling
- On site parking
- 5KN/M loading to 1st floor
- Secure loading area
- New roller shutter door

9 Warwick Road, Borehamwood, WD6 1US

Summary

Available Size	9,309 sq ft
Rent	£135,000 per annum
Rates Payable	£55,692 per annum Based on 2024/2025 Business Rates
Rateable Value	£102,000
Service Charge	N/A
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The property comprises a semi detached unit fitted to an exceptionally high standard to provide flexible accommodation that could suit warehousing, production or showroom uses.

The building benefits from a new roof, roller shutter door, WC, kitchen and office areas.

Externally there is parking for 8-9 vehicles at the front of the building and a secure yard leading to the roller shutter door.

The ground floor has a clear internal height of 3.5m and 4m at 1st floor level.

Location

Warwick Road is located off Elstree Way (A5315) which is the main route from the A1(M) to Borehamwood town centre. The A1 is less than 1 mile from the building whilst access to Junction 23 M25 is less than 4 miles.

Accommodation

The accommodation comprises the following areas:

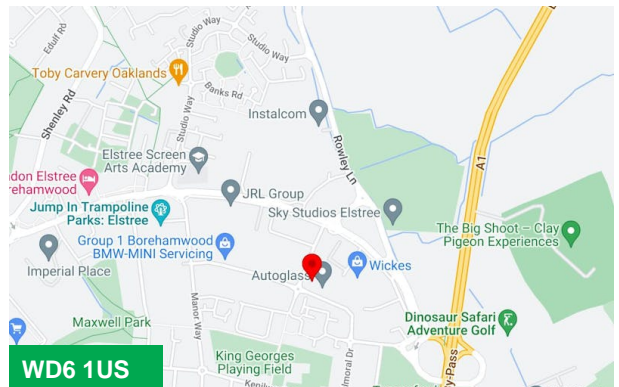
Name	sq ft	sq m
1st - Offices	785	72.93
1st - Warehouse/Production	3,822	355.08
Ground - Office/Showroom	765	71.07
Ground - Warehouse/Production	3,937	365.76
Total	9,309	864.84

Viewings

Strictly by appointment with the sole agents

Terms

The property is available by way of assignment of subletting of a lease expiring on 2nd October 2028. Alternatively the superior landlord may consider granting a longer term if required by an incoming tenant.



Viewing & Further Information

Graham Payne

01707 259599 | 07801 098096

graham.payne@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH