



- Detached warehouse/ production unit
- Large yard area to the side and rear
- Secure gated site
- Good yard/ parking
- First floor offices
- Prominent corner position

Connor Harrington
Connor.harrington@argroup.co.uk

01727 843232



Dayson House, Warwick Road, Borehamwood, Hertfordshire, WD6 1US

Detached warehouse/ production unit with yard to rear

Approx. 9,744 Sq Ft (905.22 Sq M) with site size of up to 30,000 sq ft

**To Let /
May Sell**

Dayson House, Warwick Road, Borehamwood, Hertfordshire, WD6 1US

Description

The site comprises a main building with secure gated yard. The warehouse benefits from a concertina loading door, eaves height of 3.215m, and ridge height of 6.68m. The ground floor features office space and a vehicle workshop, with gas and electric heating.

The first floor comprises five offices, a kitchenette, and WC facilities. Ideal for a range of commercial or industrial uses.

Location

Strategically located at the corner of Warwick Road and Chester Road, this 30,000 sq ft site offers dual access-vehicle entry from Warwick Road and secure yard access via Chester Road.

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

Floor Area

Ground floor warehouse	7,958 Sq Ft	739.3 Sq M
First floor office	1,786 Sq Ft	165.92 Sq M
Total	9,744 Sq Ft	905.22 Sq M

Site Size 30,000 sq ft

Rent

£237,500 per annum exclusive



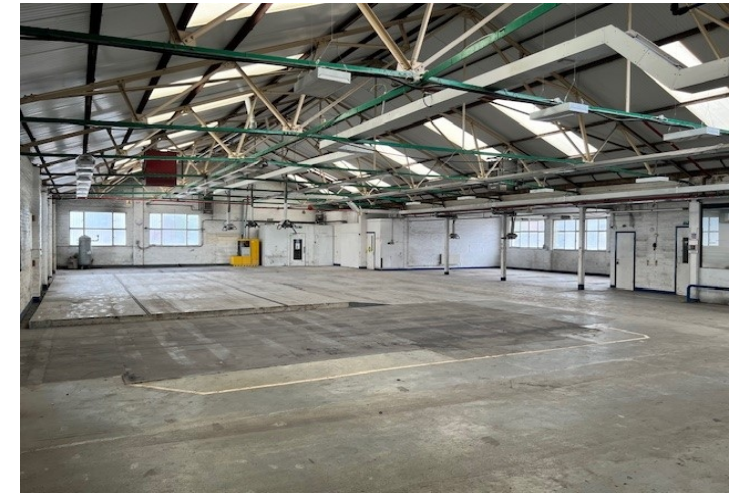
Aerial Site



Surfaced Yard



Frontage onto Warwick Road



Ground Floor Workshop

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Side Access/ Parking



Rear Yard

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From online enquiries, we understand the current rateable value is £97,500 with rates payable in the order of £54,112.50 per annum.

VAT

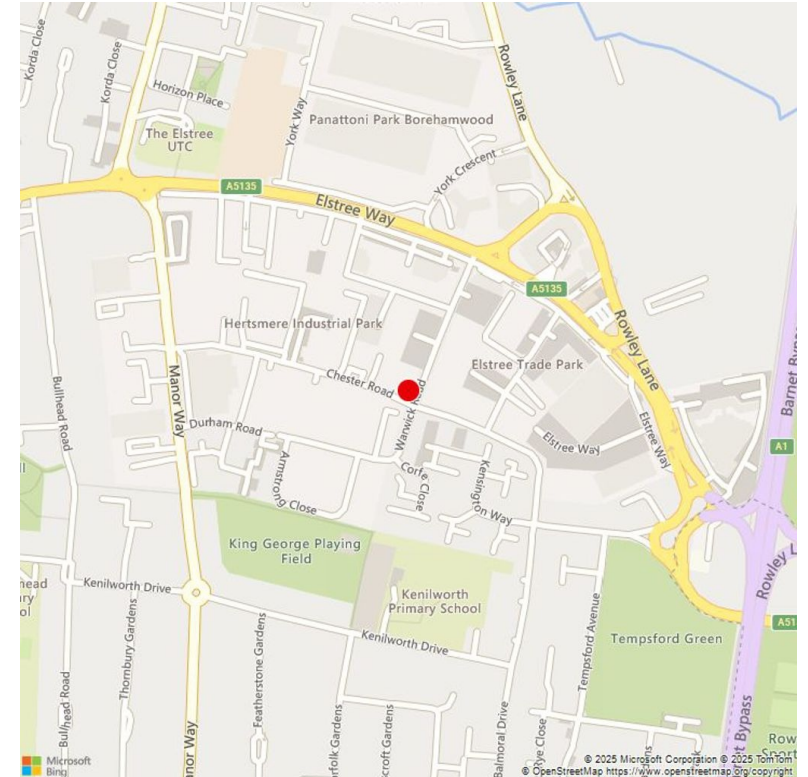
This property is subject to VAT.

Energy Performance Rating

D

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with joint agents Aitchison Raffety 01727 843232 Connor Harrington, connor.harrington@argroup.co.uk

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www.argroup.co.uk



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