



## High Bay Warehouse To Let Racking and Mezzanine Available

### 9C Chester Road

Borehamwood, WD6 1LT

Warehouse

# TO LET

**5,418 to 6,205 sq ft**

(503.35 to 576.46 sq m)

- Modern Warehouse Unit
- 8.4m clear internal eaves
- WC's and Shower
- 10 parking spaces
- M25 & M1 within 3 miles
- Luton Airport 25 miles
- Heathrow Airport 32 miles
- Racking and mezz floor available by separate negotiation

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## Summary

Available Size	5,418 to 6,205 sq ft
Rent	£102,942 per annum Passing rent
Rates Payable	£7.32 per sq ft
Rateable Value	£71,500
VAT	Applicable
EPC Rating	D (80)

## Description

The property comprises a modern end of terrace unit of steel portal frame construction benefitting from 8.4m clear internal eaves. The building further benefits from 10 car parking spaces, electrically operated roller shutter door and male and female WC's an a shower.

The fitted racking system and the mezzanine storage floor are available, if required, by way of separate negotiation.

## Location

The property is located less than 0.5 miles from the A1 and Junction 23 of the M25 is within 2.5 miles. The M1 is within 3 miles.

Luton airport is within 25 miles and Heathrow airport is within 32 miles.

Central London is approximately 13 miles from the property.

Borehamwood town centre is within 1 mile.

Elstree & Borehamwood station provides connections to central London, the City, Gatwick and Luton airports with onward connections to Europe via St Pancras International.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	5,418	503.35
Mezzanine - Mezzanine stores	787	73.11
<b>Total</b>	<b>6,205</b>	<b>576.46</b>

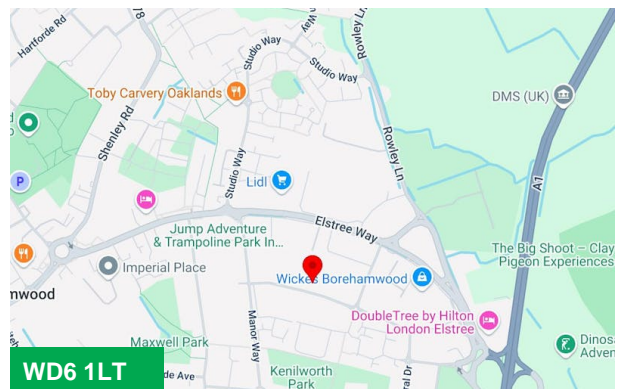
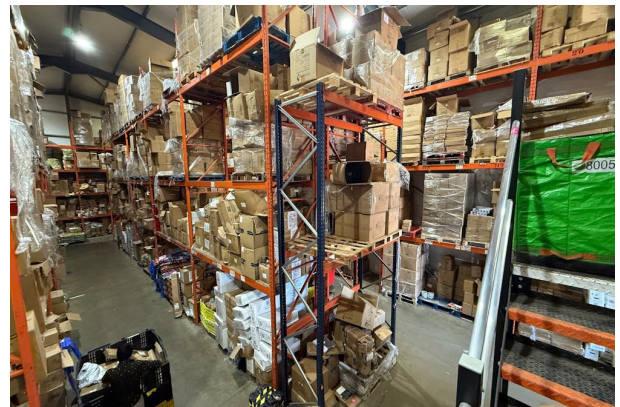
## Viewings

Strictly by appointment via the sole agents, Monday to Friday 9 am to 5 pm.

## Terms

The property is available by way of assignment of the current lease which expires 21st July 2028 at the current passing rent of £102,942 per annum exclusive. There are no further reviews of the rent prior to expiry of the lease.

Alternatively, a new lease for a term to be agreed is available from the superior landlord.



## Viewing & Further Information

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**Stimpsons**

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