

RAPLEYS

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0370 777 6292

TO LET/FOR SALE
**Industrial Unit/Warehouse with
Substantial Yard**

York Way, Elstree Way, Borehamwood WD6 1PX

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Industrial unit/warehouse of
6,205 sq m (66,800 sq ft)

Yard totalling 1.46 hectares (3.6
acres)

Prominent location

0.5 mile to J1 of the A1

12 dock & 1 level loading doors

Potential redevelopment
opportunity on 0.67 hectare (1.66
acre)

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Location

The property is located in a prominent position fronting Elstree Way and is accessed off York Way. Junction 1 of the A1 is located 0.5 mile away and provides access to central London to the south and to Junction 23 of the M25 to the north.

The property is located 1.7 miles from Elstree & Borehamwood Train Station which is serviced by Thameslink and provides services to London St Pancras International in approximately 23 minutes.

Description

The property is of steel portal frame construction under a pitched sheet roof with translucent light panels. It comprises part block, part steel sheet clad elevations with a minimum eaves height of 6.5 metres. The property benefits from 12 dock level and 1 level loading door.

Offices are provided to the front and are arranged over ground and first floor.

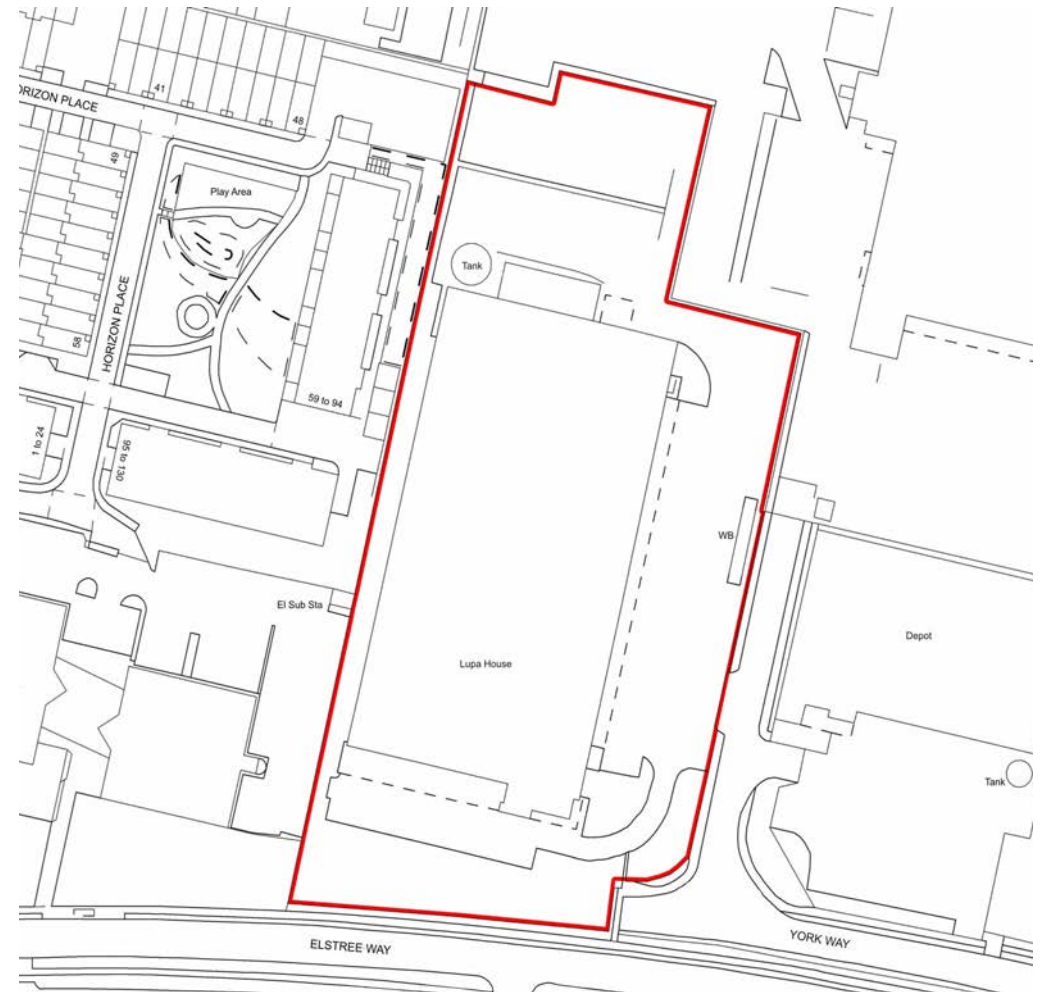
Externally, the property sits on a secure gated 1.46 hectare (3.6 acre) site which provides car parking to the front and yard/loading to one side and the rear.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse	5,397.50	58,100
Offices	636.37	6,850
Cold store	171.87	1,850
Total	6,205.74	66,800
	Hectare	Acre
Total Site Area	1.46	3.605

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Leasehold or Freehold.

Terms

Available on application.

Rating

We are advised that the Rateable Value for the property is £292,500 and the UBR for 2019/20 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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