



100 Centennial Park

Centennial Avenue, Elstree, WD6 3SA

**A highly specified
warehouse unit with a
secure yard.**

35,000 sq ft
(3,251.61 sq m)

- 2 loading doors
- Self-contained unit
- Grade A office accommodation

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Summary

Available Size	35,000 sq ft
Rates Payable	£4.97 per sq ft
Rateable Value	£340,000
Service Charge	£1.15 per sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

100 Centennial Park is a modern warehouse unit with ancillary offices at ground and first floor. The highly specified unit is situated on the established Centennial Park, which benefits from business park amenities, and excellent access to the M1, Central London and Home Counties.

Location

The property is located in Hertfordshire, between Elstree and Stanmore, in a modern mixed-use business park totalling 750,000 sq ft. Set within a landscaped and well maintained environment, the business park is highly favoured by technology, communications and healthcare companies.

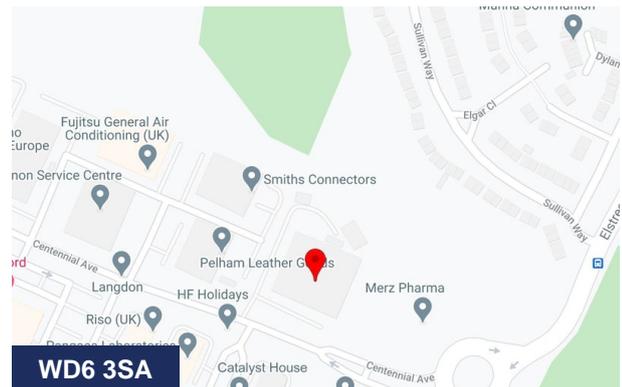
Centennial Park offers immediate access to the M1 (J4) and benefits from a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities. The park also includes onsite security and 24 hour CCTV monitoring.

DISTANCES (miles)

- M1 (Junction 4) - 0.6
- Elstree & Borehamwood - 2.0
- Stanmore (Jubilee) - 2.1
- A1/A41 Intersection - 2.9
- M25 (Junction 23) - 6.2
- M25 (Junction 21) - 11.1
- Central London - 13.9
- Heathrow Airport - 17.8
- Luton Airport - 20.7

Specification

- 2 ground level loading doors
- 6.3m clear height
- 49 car parking spaces
- Secure yard
- To be extensively refurbished



Viewing & Further Information

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