

**5 HERTSMERE INDUSTRIAL PARK
CHESTER ROAD, BOREHAMWOOD, WD6 1WS**



TO LET - £16 per Sq Ft

Self-Contained Offices with Excellent Car Parking

1,845 – 6,800 SQ FT (171.4 – 632 M²)

- | | |
|---|---|
| <ul style="list-style-type: none">■ 48 parking spaces■ Refurbished offices■ Comfort cooling | <ul style="list-style-type: none">■ 3 compartment trunking■ Passenger lift■ Male, female and disabled WCs |
|---|---|

5 HERTSMERE INDUSTRIAL PARK,CHESTER ROAD, BOREHAMWOOD, WD6 1WS

LOCATION

Hertsmere Industrial Park is situated on Chester Road within the main commercial area of Borehamwood.

The development is located approximately half a mile from the A1, which in turn connects to the M25 (Junction 23) approximately 2.5 miles to the north. The A406 (North Circular) is approximately 5 miles south via the A1.

The location is well served by various bus routes. Elstree and Borehamwood station provides regular train services to London St Pancras (from 19 minutes). Access to Elstree and Borehamwood station is approximately 12 minutes by bus.

DESCRIPTION

The property comprises the first floor offices with a self-contained ground floor reception. The property is to be fully refurbished.

ACCOMMODATION

Suite 1:	1,845 sq ft	(171.4 m ²)
Suite 2:	4,955 sq ft	(460.6 m ²)
Total:	6,800 sq ft	(632.0 m²)

(measured in accordance with the RICS Property Measurement 1st Edition 2017 - IPMS 3)

TERMS

The suites are available either separately or combined on a new lease for a term to be agreed.

RENT

£16 per sq ft.

VAT

The property is VAT registered and therefore VAT will be charged on the sale price.

SERVICE CHARGE

A service charge will be paid towards the maintenance of common areas of the property.

EPC

The Energy Performance Asset Rating is C72. A copy of the full Energy Performance Certificate is available upon request.

RATES

To be separately assessed.

VIEWING

Strictly by appointment via joint agents:

STIMPSONS
York House
Place Farm
Wheathampstead
Herts
AL4 8SB

GRAHAM PAYNE
01707 259599
gp@stimpsons.co.uk

Jim Frankis
Frankis Porter
020 7377 2500

The full range of our instructions is available at www.stimpsons.co.uk

April 18

DISCLAIMER Stimpsons Consultant Surveyors Limited for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Stimpsons Consultant Surveyors Limited has any authority to make any representations about the property; (iv) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. All prices/rents are quoted exclusive of any VAT which may be payable.