



Modern Business Unit & Warehouse To Let - Borehamwood WD6

Available as individual units or combined

GILMARTIN LEY

Units 1 & 7 Atlantic Business Centre, Stirling Way,

BOREHAMWOOD, WD6 2BT



Area

Gross Internal Area: 260 sq.m. (2,798 sq.ft.) to 535 sq.m. (5,762 sq.ft.)

Rent

£37,500 to £80,000 per annum (approx. £3,125 to £6,667 monthly) subject to contract

Property Description

Atlantic Business Centre is an exclusive modern estate comprising six self-contained business units arranged on ground, first and gallery levels providing flexible working space for combined office, research & development and light industrial occupiers, and a modern warehouse arranged over ground and mezzanine levels. Units 1 and 7, which are situated next door to each other on the estate are available separately, or potentially could be combined to suit to a single occupier.

Unit 1 comprises a three storey business unit benefitting from suspended ceilings with LG3 lighting, solid floors and perimeter trunking at ground floor level, raised and carpeted floors at first floor and gallery levels, double glazed windows and tri-fold loading door, air conditioning/climate control, ground and first floor WCs, 3-phase power supply, fitted kitchenette, video entry system, external CCTV and retractable bollards to loading doors.

Unit 7 is a single storey warehouse unit with part mezzanine floor, providing open plan accommodation, three WC cubicles, shower and kitchenette. There is suspended lighting throughout, three phase power supply and single electronically operated roller shutter door.

Key considerations:

- > Available together or separately on new FRI Lease(s)
- > Unit 1 (Business Unit) 2,870 sq.ft GIA
- > Unit 7 (Warehouse) 2,964 sq.ft GIA
- > Excellent transport communications
- > 2 miles from Thameslink Elstree & Borehamwood Station (King's Cross c.18 mins)
- > M25 (Junction 23): 3 miles and M1: 4 miles



Accommodation	Area sq.m.	Area sq.ft.	Comments
Unit 1 GIA	260	2,798	4 car parking spaces
Unit 7 GIA	275.32	2,963	4 car parking spaces

<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/borehamwood/borehamwood/wd6/29303>

Our ref: 29303

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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London N1 2UN

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Property Location

Atlantic Business Centre is located on the west side of Stirling Way, adjacent to the A1 Barnet-By-Pass just north of Stirling Corner.

The property is approximately 10 miles from central London and is located in the principal business area for Borehamwood.

The location benefits from excellent road and rail communications, with the property being situated circa 3 miles south of the M25 (Junction 23) and circa 4 miles from the M1. Elstree & Borehamwood Station (Thameslink Railway) is situated circa 1.2 miles to the west and provides regular direct services in to London King's Cross Station (journey time approx. 18 minutes) and a direct line to Gatwick Airport.

Service Charge p.a.	TBC
Premium	Nil
Terms	New fully repairing an insuring lease(s) available on terms to be agreed
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	Hertsmere Borough Council
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	https://www.gilmartinley.co.uk/properties/29303 Plans & Elevations
Last Updated:	25 May 2022

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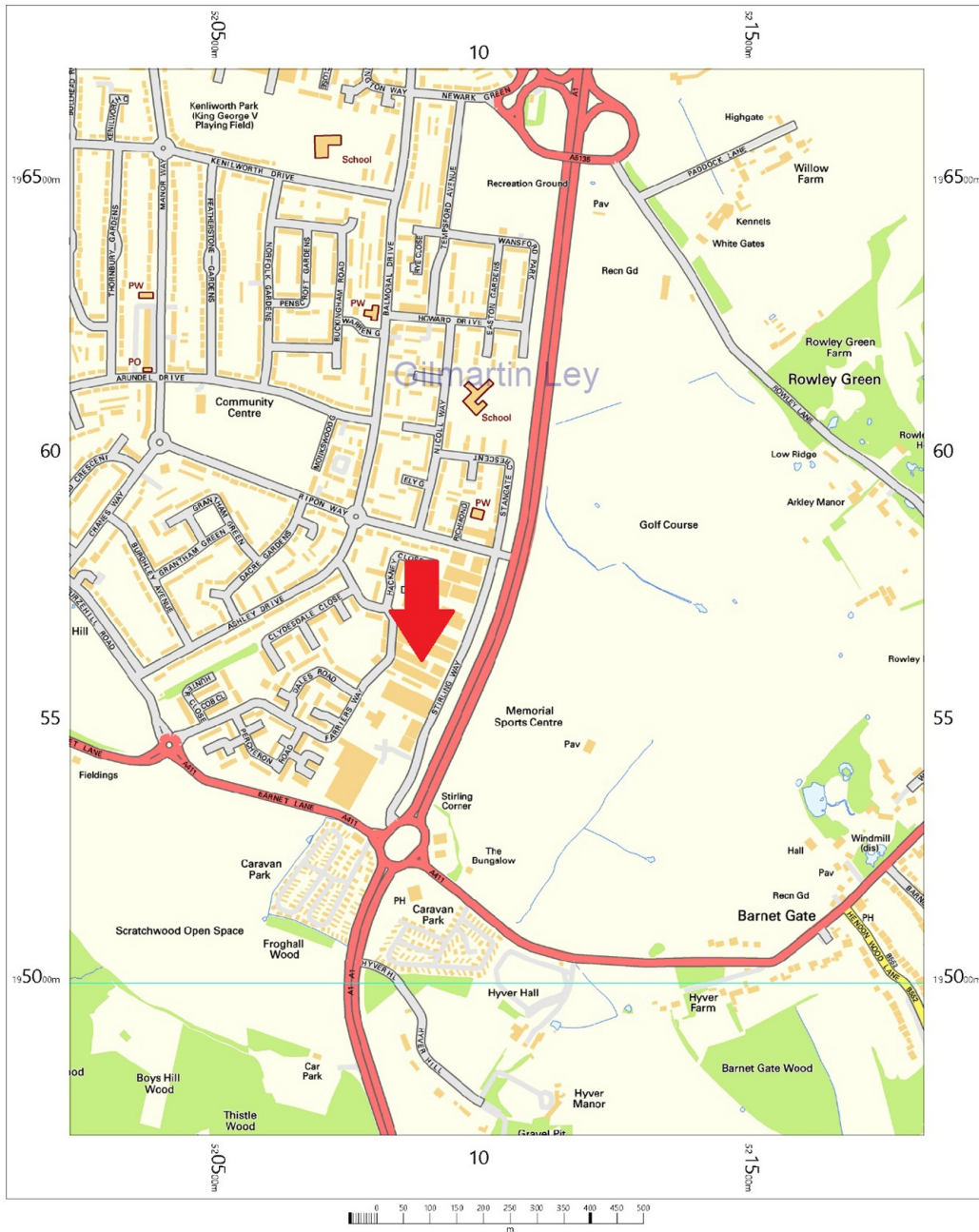


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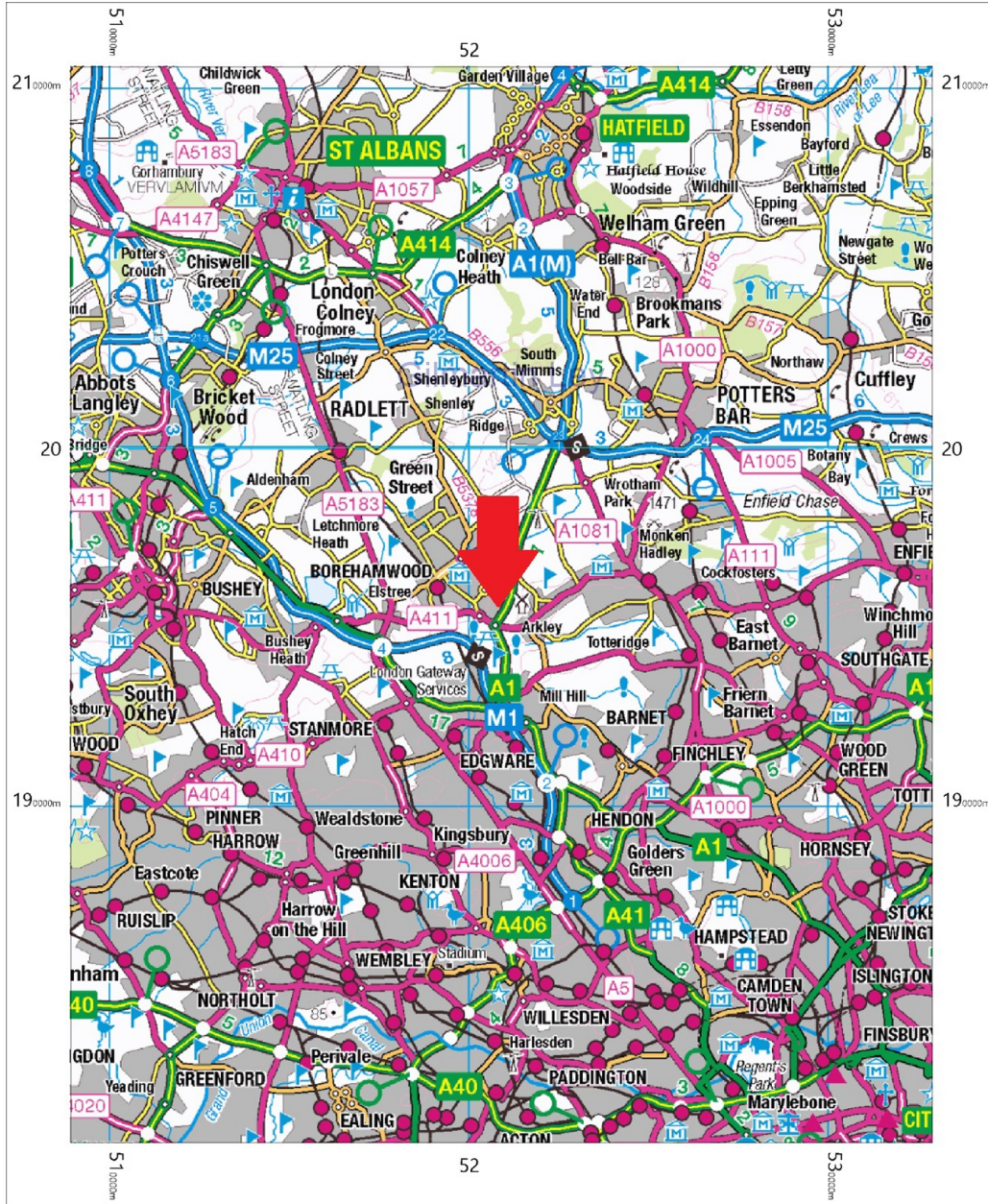


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