



GILMARTIN LEY

## Unit 1 Atlantic Business Centre, Stirling Way,

## BOREHAMWOOD, WD6 2BT



### Area

Gross Internal Area: 260 sq.m. (2,798 sq.ft.)

### Rent

£42,500 per annum (approx. £3,542 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.

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.

There are 4-5 parking spaces to be demised with the unit.

N.B. We are also marketing Unit 7 to let currently, which is a small warehouse situated next door to the subject property. The two units potentially could be combined to suit to a single occupier.

### Key considerations:

- > Available on a new FRI Lease
- > Gross Internal Area: 2,870 sq.ft
- > Flexible space suitable for a variety of users
- > 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
- > Potential to combine with neighbouring modern warehouse unit - currently available to let separately

Accommodation	Area sq.m.	Area sq.ft.	Comments
Gross Internal Floor Area	260	2,798	



# Business Unit To Let - Borehamwood WD6

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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.

<b>Service Charge p.a.</b>	TBC
<b>Premium</b>	Nil
<b>Terms</b>	New fully repairing an insuring lease available on terms to be agreed
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	Hertsmere Borough Council
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="http://www.gilmartinley.co.uk/properties/29326">http://www.gilmartinley.co.uk/properties/29326</a> Plans and Elevations
<b>Last Updated:</b>	16 May 2022

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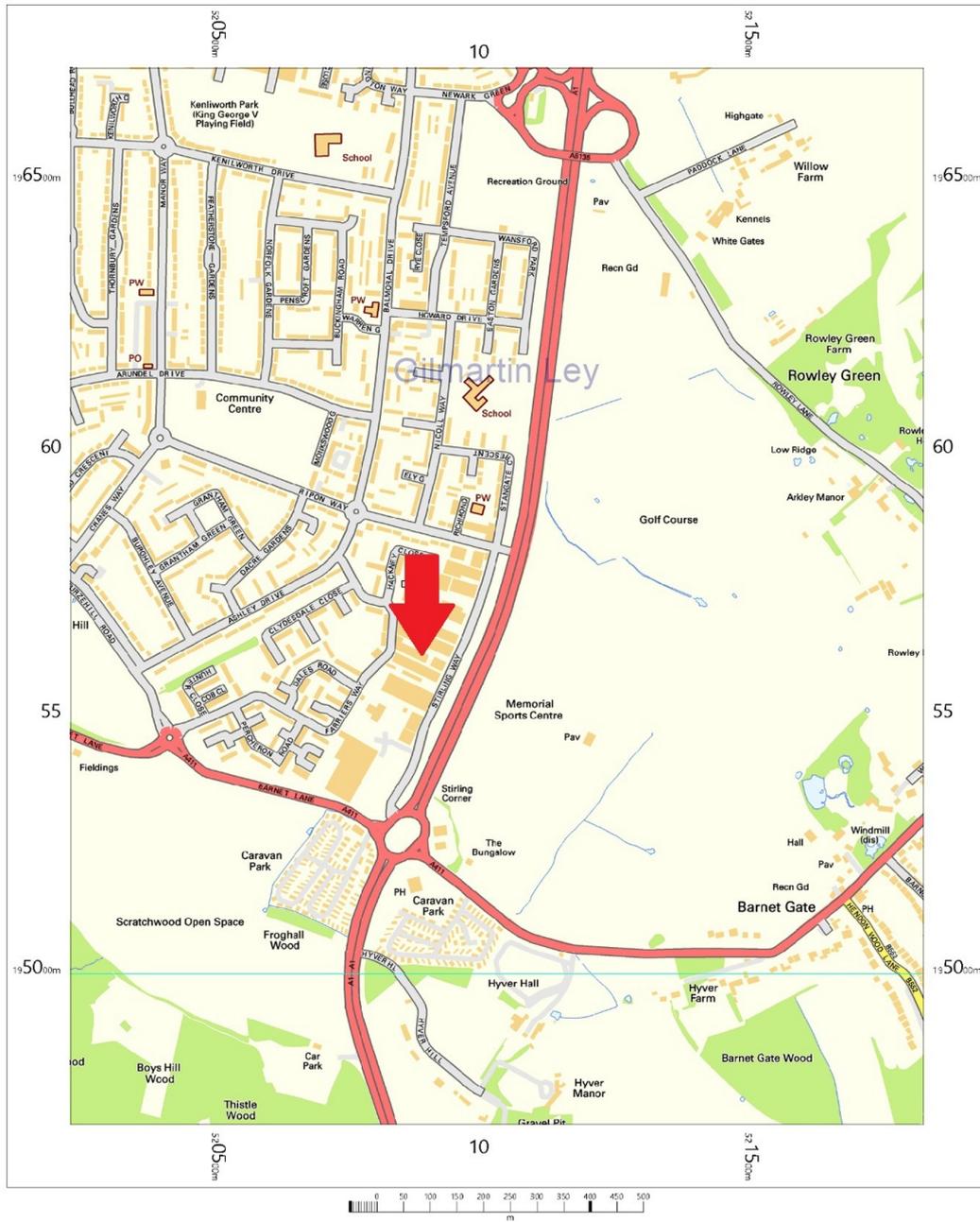
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Atlantic Business Centre WD6 2BT



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www.centremapslive.co.uk

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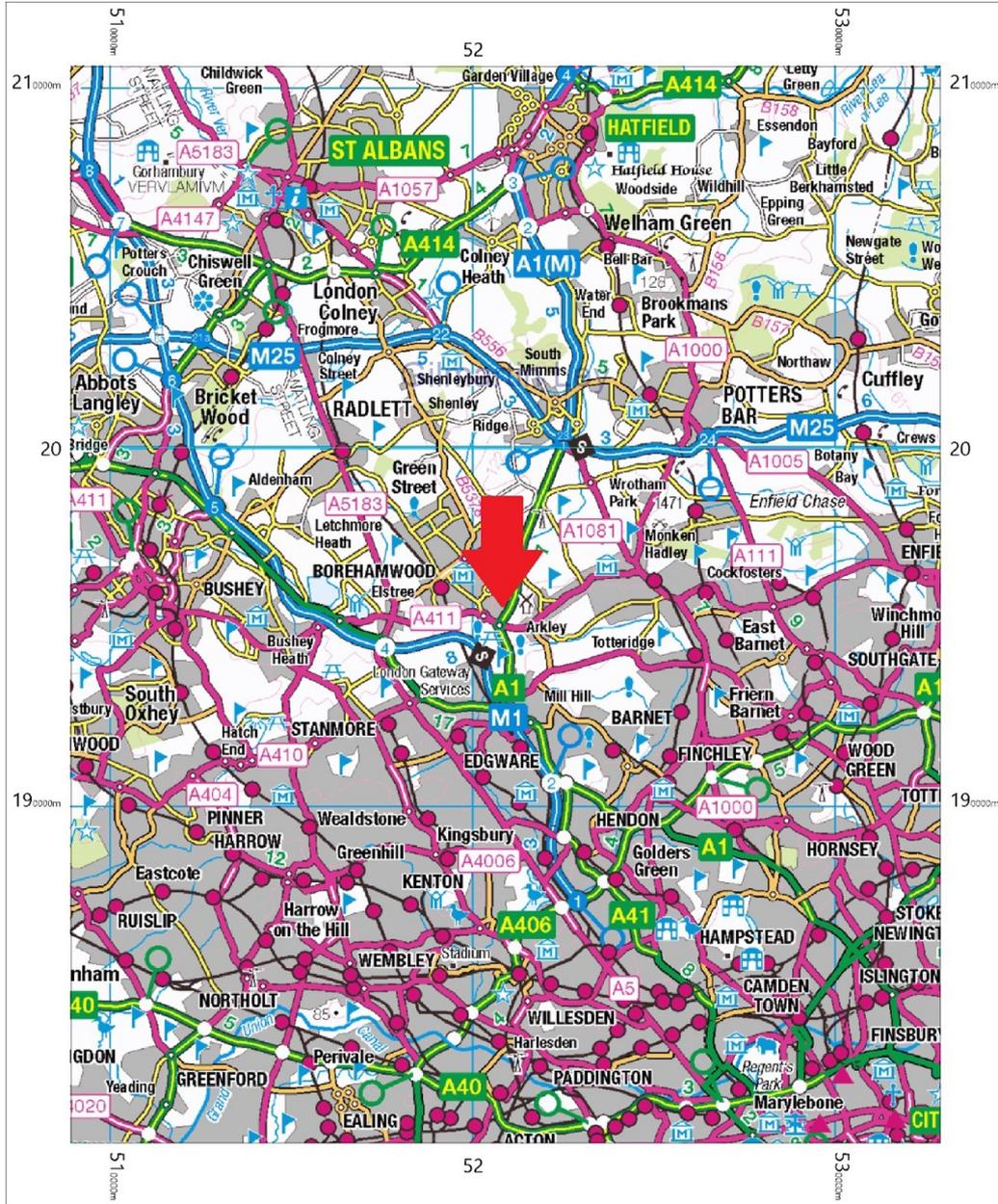
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# Business Unit To Let - Borehamwood WD6

Atlantic Business Centre WD6 2BT



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