



GILMARTIN LEY

**Unit 7 Atlantic Business Centre
Stirling Way,**

BOREHAMWOOD, WD6 2BT



Area

Gross Internal Area: 275 sq.m. (2,963 sq.ft.)

Rent

£37,500 per annum (approx. £3,125 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 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.

The unit has 3-4 parking spaces to be demised with the unit.

N.B. We are also marketing Unit 1 to let currently, which is a small business unit 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: 2,964 sq.ft.
- > Potential to combine with neighbouring modern business unit - currently available to let separately
- > 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



Accommodation	Area sq.m.	Area sq.ft.	Comments
Gross Internal Area	275.32	2,963	



Warehouse To Let - Borehamwood WD6

GILMARTIN LEY

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.

2017 Rateable Value £27000.00

Estimated Rates Payable £12960 per annum

Service Charge p.a. TBC

Premium nil

Terms New fully repairing an insuring lease 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: <http://www.gilmartinley.co.uk/properties/29327>
Floor Plans and Elevations

Last Updated: 16 May 2022

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

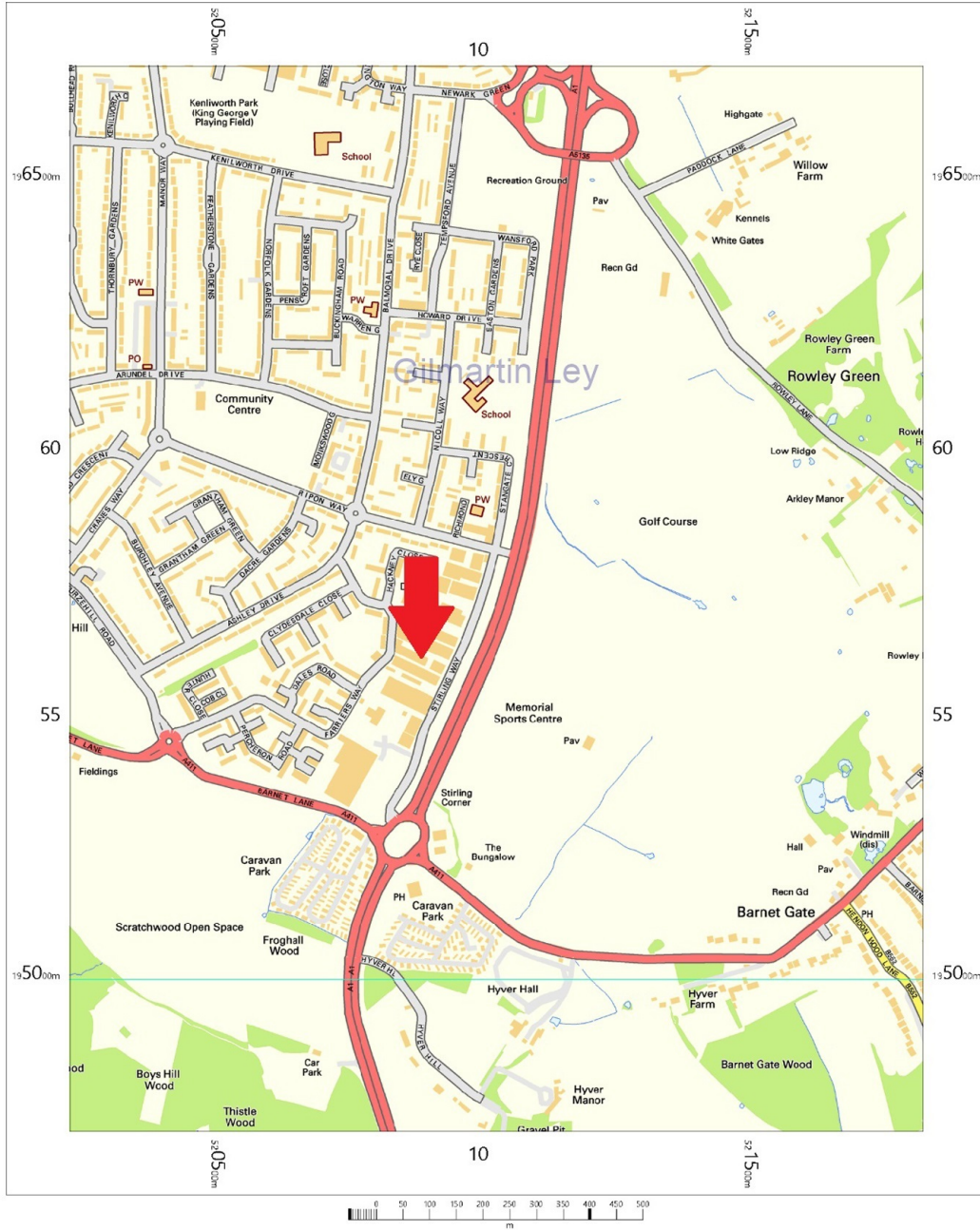
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees 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; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

Warehouse To Let - Borehamwood WD6

Atlantic Business Centre WD6 2BT



OS Streetview
Monday, March 22, 2021, ID: CM-00948462
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 521034 E, 195715 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/borehamwood/borehamwood/wd6/29327>

Our ref: 29327

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

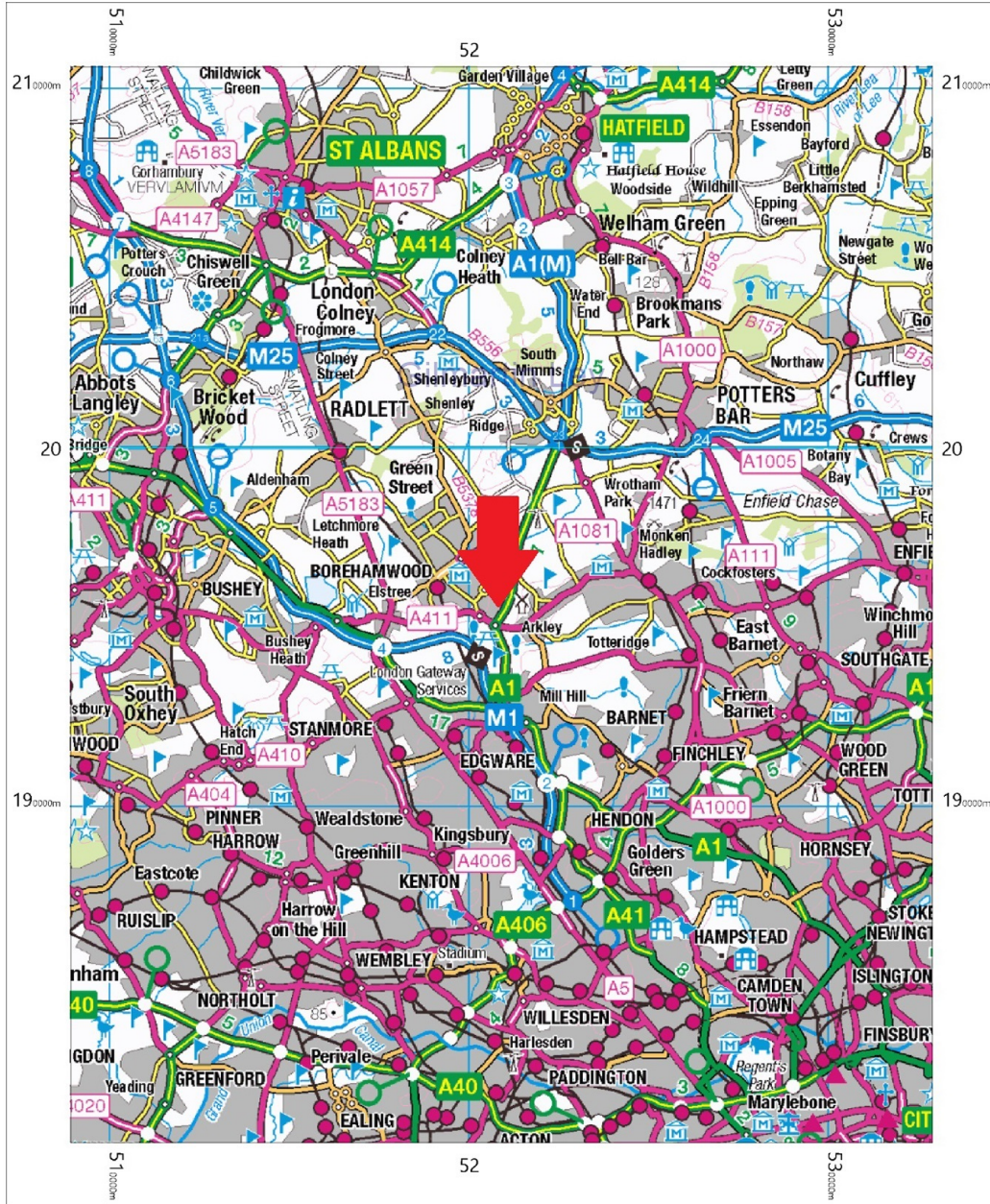
Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse To Let - Borehamwood WD6

Atlantic Business Centre WD6 2BT



OS 250k scale raster
 Monday, March 22, 2021, ID: CM-00948465
 www.centremapslive.co.uk

1:150000 scale print at A4, Centre: 520895 E, 195630 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/borehamwood/borehamwood/wd6/29327>

Our ref: 29327

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

Gilmartin Ley
 18 Compton Terrace,
 London N1 2UN

Tel: +44 (0)20 8882 0111
 Email: comms@gilmartinley.co.uk
 Website: www.gilmartinley.co.uk



GILMARTIN LEY

Warehouse To Let - Borehamwood WD6





GILMARTIN LEY

Warehouse To Let - Borehamwood WD6





GILMARTIN LEY

Warehouse To Let - Borehamwood WD6





GILMARTIN LEY

Warehouse To Let - Borehamwood WD6

