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York House Place Farm Wheathampstead AL4 8SB



Modern Business Unit For Sale in Borehamwood

4,012 SQ FT (372.2 M²)



- Finished to an exceptional standard
- Ground floor warehousing
- First floor air conditioned offices
- 6 car parking spaces

UNIT 6 DEVONSHIRE PARK Chester Road Borehamwood WD6 1NA



LOCATION	Devonshire Business Park is located to the north side of Chester Road within the Borehamwood commercial area. The Park is approximately half a mile from the junction with the A1, which is in turn 3 miles from Junction 23 of the M25 (South Mimms). Elstree and Borehamwood stations are approximately one mile away.
DESCRIPTION	The property benefits from the following features:
	 Modern self-contained building Ground floor minimum storage height in part to 3.75m, rising up to 6.5m Roller shutter door Fitted, air conditioned first floor offices Raised floors and LED lighting Air conditioned server room CCTV 3 phase power 6 car parking spaces Kitchens on both ground and 1st floors Fully glazed office partitions
ACCOMMODATION	The property comprises a mid-terrace unit constructed less than 10 years ago comprising ground floor warehousing, mezzanine with fitted first floor offices, benefiting from the following gross internal areas:
	Ground floor 2,022 sq ft 187.8 m ²
	First floor offices1,990 sq ft184.9 m²
	Total gross internal area: 4,012 sq ft 372.7 m ²
TERMS	The property is available for sale freehold with vacant possession.
PRICE	£1.1 million exclusive.
RATES	Rateable Value: £39,750 Rates Payable: £19,040.25 per annum (2017/18)
	Information provided by Hertsmere District Council (Telephone: 020 8207 2277)
EPC	The Energy Performance Asset Rating is D89. A copy of the Energy Performance Certificate will be available upon request.
VIEWING	Strictly by appointment via sole agents:
	Graham Payne STIMPSONS 01707 259599 gp@stimpsons.co.uk
	The full range of our instructions is available on our websitewww.stimpsons.co.ukNovember 17

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