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**01707 259599**

York House  
Place Farm  
Wheathampstead  
AL4 8SB

**FOR SALE**



## Modern Business Unit For Sale in Borehamwood

4,012 SQ FT (372.2 M<sup>2</sup>)

- Modern unit constructed less than 10 years ago
- 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 1<sup>st</sup> 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 <sup>2</sup>       |
| First floor offices | <u>1,990 sq ft</u> | <u>184.9 m<sup>2</sup></u> |

**Total gross internal area: 4,012 sq ft 372.7 m<sup>2</sup>**

## 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 website

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