



UNIT 395

Centennial Park, Borehamwood, WD6 3TJ

To Let - Self-contained offices within the high quality, low density,
landscaped business park

1,321 TO 2,642 SQ FT



Summary

Available Size	1,321 to 2,642 sq ft
Rent	£22 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Key Features

- VRV comfort cooling
- 24 hour CCTV surveillance
- Raised carpeted floors
- Kitchens on each floor
- Allocated car parking spaces
- Excellent Transport links
- Hotel, gym, restaurant and café on site

Description

Self-contained, comfort cooled offices offering accommodation from 1,321 sq ft up to a total of 2,642 sq ft on ground and first floors in this highly specified unit situated on the established Centennial Park, with its business park amenities and excellent access to the M1, Central London and the Home Counties.

Location

Centennial Park is a very high quality, 66 acre low density, landscaped business park situated beside the A41 & M1 Motorway (Jct.4). The M25 (Jcts.19-21 & 23) are all within 8 miles, the A1 is 2.5 miles distant and Central London is 13 miles away.

There are regular bus services from the Park giving access to Rail links via Elstree & Borehamwood (Thameslink) and Stanmore (Jubilee Line) stations. Watford Junction station (Euston 18 mins) is also approx. 4.5 miles distance by car.

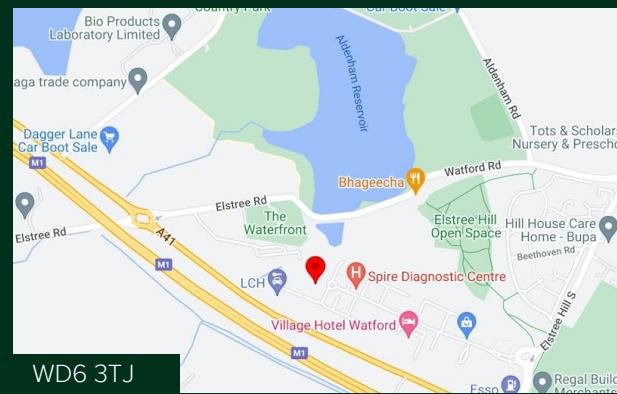
The business park is highly favoured by technology, communications and healthcare companies and has the added benefit of a DeVere Village Hotel including Starbucks, gym and meeting / conference facilities.

The park also includes onsite security and 24 hour CCTV monitoring.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	1,321	122.72	Available
1st - Office	1,321	122.72	Available
Total	2,642	245.44	



Viewing & Further Information

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