



# UNIT 395

CENTENNIAL PARK, BOREHAMWOOD, WD6 3TJ

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FOREST  
REAL ESTATE

INCORPORATING Smiddy & Co



# TO LET

## 2,642 SQ FT

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

### Key Features

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

**Unit 395, Centennial Park**  
Borehamwood, WD6 3TJ





## Description

Self-contained, comfort cooled offices offering accommodation of 2,642 sq ft across 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.

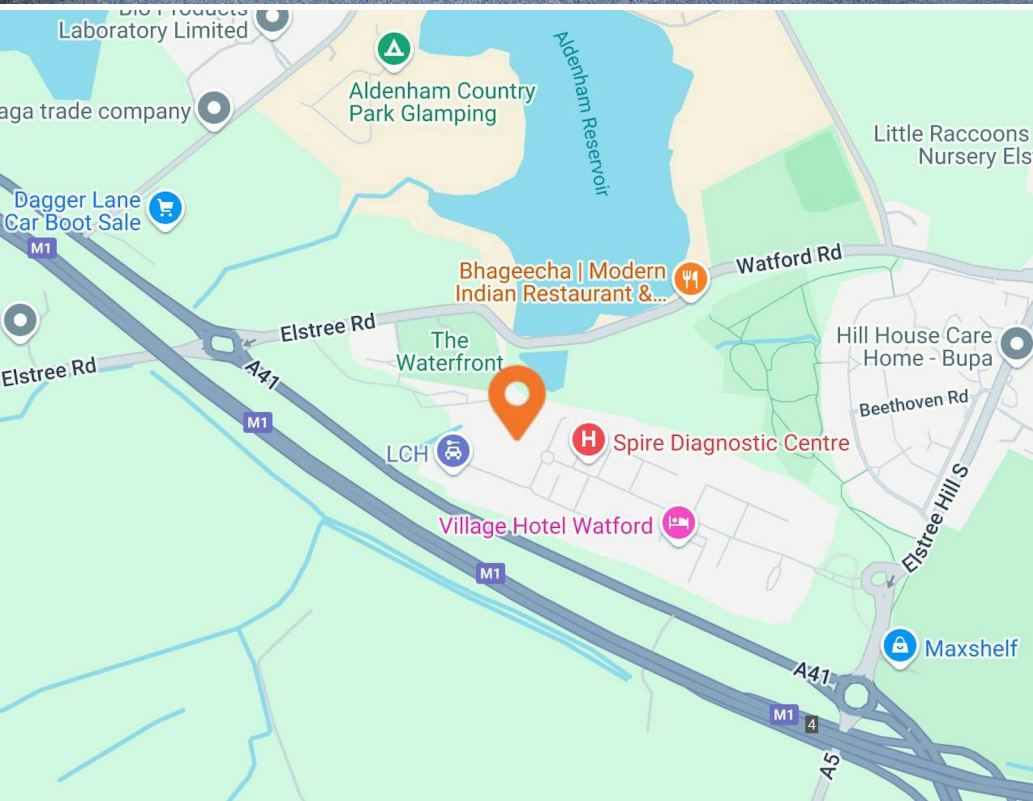
## Location

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.







# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,321	122.72
1st - Office	1,321	122.72
Total	2,642	245.44
Lease	Sublease	
Rent	£22 per sq ft	
Rates	N/A	
Service Charge	N/A	
VAT	Applicable	
EPC	D (82)	

# Contact

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