



**AITCHISON**  
**RAFFETY**



- Prominent building on busy road
- Suitable for a variety of uses within class E including recreational, showroom /restaurant / cafe/ light workshop/ offices or other uses subject to subject to planning
- Excellent parking
- High quality changing/shower facilities
- Large open plan spaces
- Own WC facilities
- Close to M1 / A41 and Aldenham Country Park

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8-9, Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood WD6 3EE

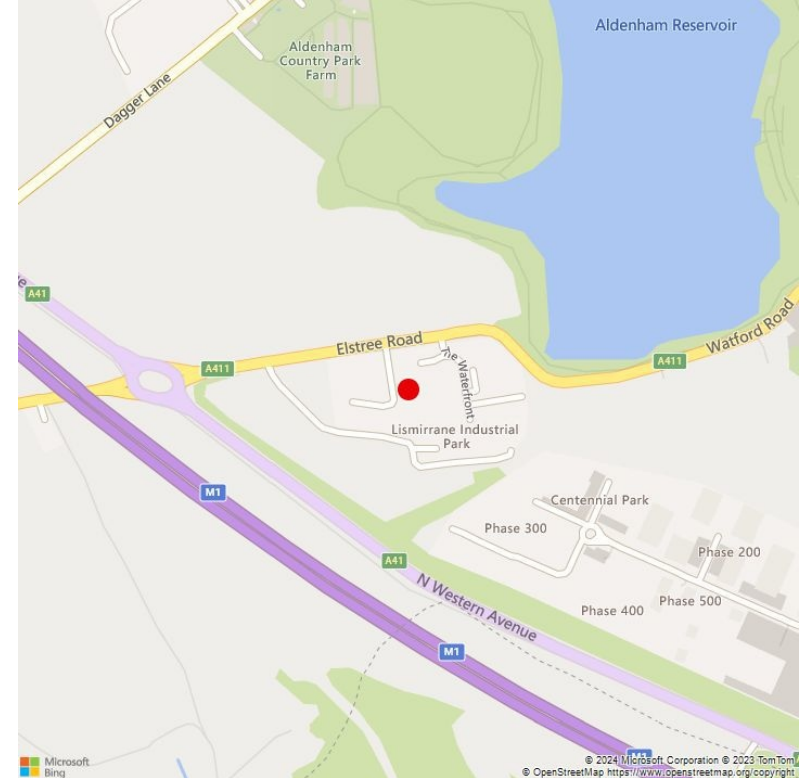
Class E use studio on 2 Floors

Approx. 5,530 - 11,296 Sq Ft (513.74 - 1,049.4 Sq M)

**TO LET / MAY SELL**



# 8-9, Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood, Hertfordshire, WD6 3EE



## Description

The unit in question comprises a total of 11,296 sq ft of class E use space laid out over two floors of Class E use space. Each floor provides a large open plan area with changing room facilities on the ground floor. The first floor could be partitioned off into 3 separate studios of varying sizes. The unit shares an entrance lobby with a gym that has been recently relocated to the west side of the building.

## Location

Situated less than a mile from the Elstree town centre the property has great access to the A41 which runs parallel to the M1.

- Elstree: 0.9 miles
- Borehamwood: 3.2 miles
- Watford: 4.2 miles
- M1 (j5): 3 miles
- A41: 0.1 miles

## Floor Area

Ground Floor	5,766 Sq Ft	535.66 Sq M
First Floor	5,530 Sq Ft	513.74 Sq M
<b>Total</b>	<b>11,296 Sq Ft</b>	<b>1,049.4 Sq M</b>

### IMPORTANCE NOTICE

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## Rent

£75,000 - £155,000 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

Rates to be assessed an estimate is available on application

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Band D - 83

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Planning

The building benefits from a class E use that permits recreational, office, light industrial or showroom uses. However, other uses such as religious use may be possible subject to planning.

## Viewings

Strictly by appointment via the soles agents - Aitchison Raffety 01923 210733  
 Ian.archer@argroup.co.uk or  
 Elliot.lusby-park@argroup.co.uk



www.argroup.co.uk



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