



# AITCHISON RAFFETY



- 4 loading doors
- 7.7m eaves height
- Large full height storage unit
- Secure yard
- Within 3.2 miles of M1 North
- 4 person passenger lift
- Close to M1/A41 Junction 4

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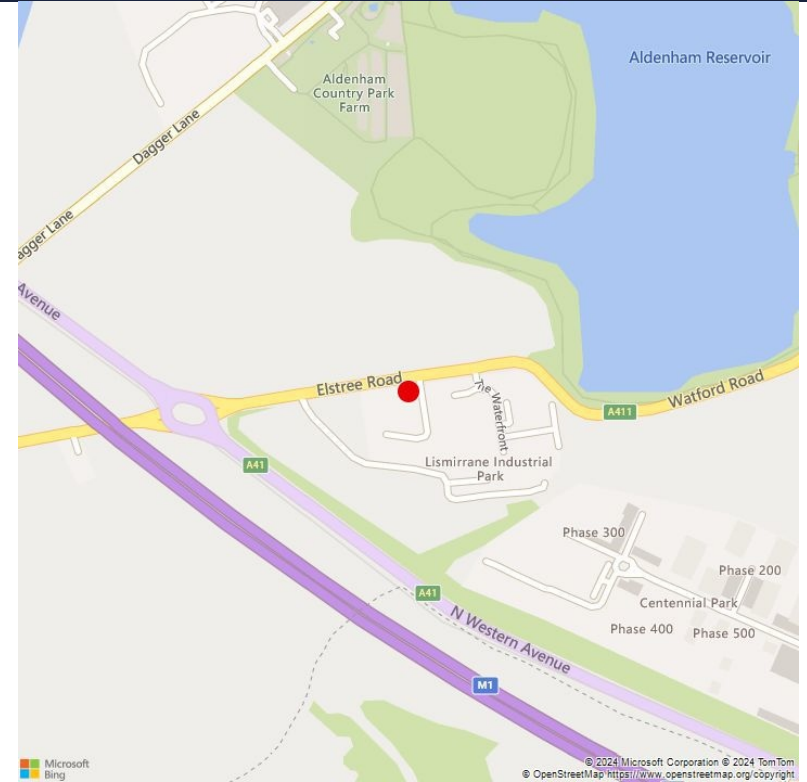
Warehouse & Yard, 8-9 Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood WD6 3EE

Warehouse with Secure Yard

Approx. 17,113 Sq Ft (1,589.8 Sq M)

## To Let

# Warehouse & Yard, 8-9 Lismirrane Industrial Park, Elstree Road, Elstree, Borehamwood WD6 3EE



## Description

The property comprises a large full height storage unit with potential offices and good mezzanine storage space together with an excellent secure yard. The roof was replaced in 2022 with new insulated panels.

## Location

The unit is part of a large building at the entrance to Lismirrane Industrial Estate and is within 0.2 miles of the A41 and is adjacent to Centennial Park.

Elstree Train Station:	0.9 miles
M25 (J23):	6.5 miles
A41:	0.2 miles
M1 North:	3.2 miles
Central London:	18.5 miles

## Terms

A new FRI lease available for a term to be agreed, to be excluded from the security provisions of the Landlord & Tenant Act 1954

## Business Rates

To be reassessed

## Floor Area

Ground Floor	Sq Ft	Sq M
Warehouse -Full Height	8,025	745.5
Warehouse -Reduced Height	3,982	370.0
	<b>12,007</b>	<b>1,115.5</b>
First Floor		
Potential Offices	1,869	173.6
Mezzanine Storage/Potential Offices	3,237	300.7
<b>Total</b>	<b>17,113</b>	<b>1,589.8</b>

Additional second floor offices of 3,340 sq ft may also be available separately.

## Rent

On application

## VAT

All quoted prices are subject to VAT in addition

## Energy Performance Rating

Band D - 83

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
 Ian Archer 01923 210733  
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