



- Prominent building on busy road
- Class E premises but may suit other uses S.T.P
- Excellent parking for up to 40 cars
- Large open plan studio and offices
- 4 person passenger lift

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

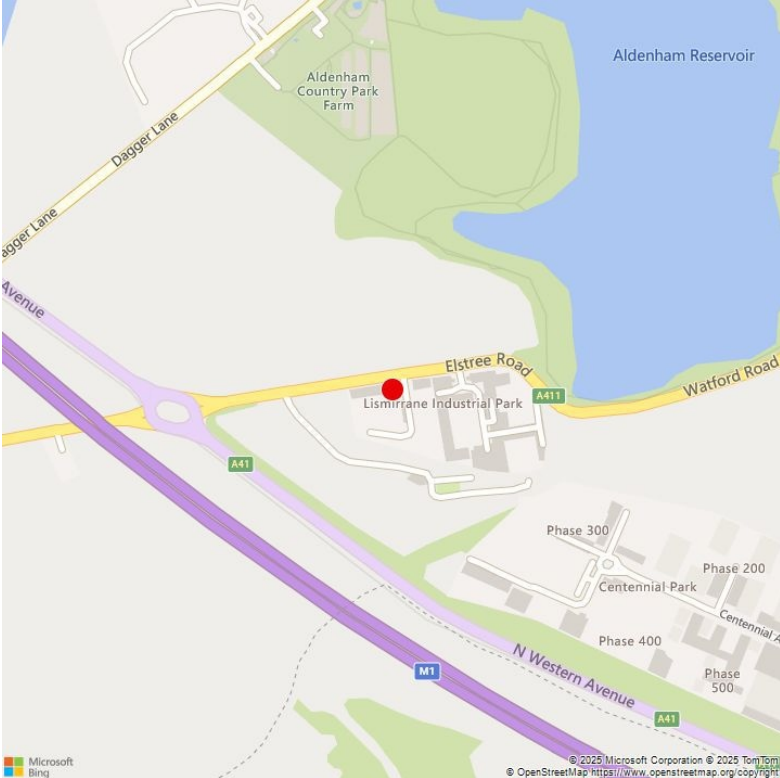
Class E Use

Approx. 9,307 Sq Ft (864.7 Sq M)

**To Let**



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



Description

The unit comprises the first floor offices plus a large first floor studio space with a passenger lift suitable for class E use or a variety of other uses, subject to planning.

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	2.4 miles
Watford	4.2 miles
M1 (J5)	3 miles
A41	0.2 miles

Floor Area

First Floor Studio	5,913 Sq Ft	549.30 Sq M
First Floor Offices	3,394 Sq Ft	315.3 Sq M
<b>Total</b>	<b>9,307 Sq Ft</b>	<b>864.7 Sq M</b>

NB: 2nd floor offices of 3,340 Sq Ft may also be available

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Rent

£120,000 per annum exclusive

Terms

Available by way of a new effectively full repairing and insuring lease.

VAT

All quoted prices are subject to VAT

Energy Performance Rating

Awaited

Service Charge

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

Legal Costs

Each party shall pay their own legal costs.

Viewings

Strictly by appointment via the  
soles agents - Aitchison Raffety  
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appointment via the sole agents  
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