



- Detached Warehouse/Production Unit
- Secure Gated Site
- Good Yard/ Parking
- First Floor Offices
- Prominent Corner Position
- Option to rent additional yard

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**Dayson House, Warwick Road, Borehamwood, Hertfordshire, WD6 1US**

**Detached warehouse/ production unit with yard to rear**

**Approx. 9,744 Sq Ft (905.22 Sq M) with potential site size of up to 30,000 sq ft**

**To Let**

# Dayson House, Warwick Road, Borehamwood, Hertfordshire, WD6 1US

## Description

The site comprises a main building with secure gated yard. The warehouse benefits from a concertina loading door, eaves height of 3.215m, and ridge height of 6.68m. The ground floor features office space and a vehicle workshop, with gas and electric heating.

The first floor comprises five offices, a kitchenette, and WC facilities. Ideal for a range of commercial or industrial uses.

## Location

Strategically located at the corner of Warwick Road and Chester Road, this 30,000 sq ft site offers dual access-vehicle entry from Warwick Road and secure yard access via Chester Road.

Warwick Road is located off Elstree Way (A5315) which is the main route from the A1(M) to Borehamwood town centre. The A1 is less than 1 mile from the building whilst access to Junction 23 M25 is less than 4 miles

## Floor Area

|                        |                    |                    |
|------------------------|--------------------|--------------------|
| Ground floor warehouse | 7,958 Sq Ft        | 739.3 Sq M         |
| First floor office     | 1,786 Sq Ft        | 165.92 Sq M        |
| <b>Total</b>           | <b>9,744 Sq Ft</b> | <b>905.22 Sq M</b> |

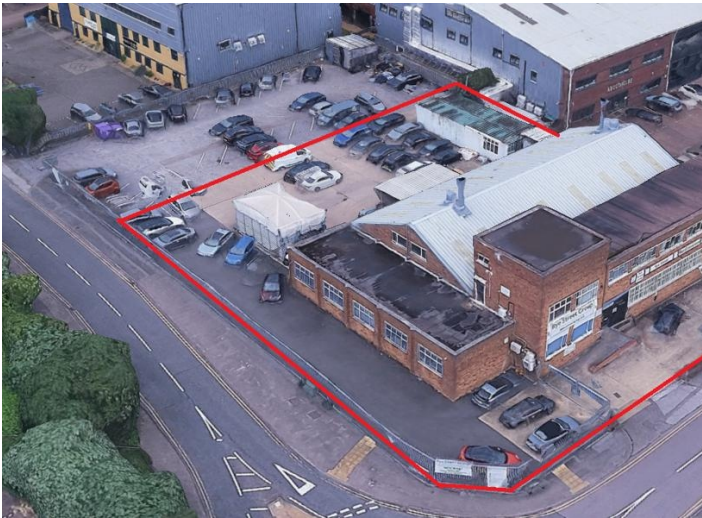
Site Size 17,500 sq ft

Additional Yard Space 12,500 sq ft

## Rent

£165,000 per annum exclusive without additional yard

£237,500 per annum exclusive with additional yard



Aerial Site without Additional Yard



Surfaced Yard



Frontage onto Warwick Road



Ground Floor Workshop

# Dayson House, Warwick Road, Borehamwood, Hertfordshire, WD6 1US



Side Access/ Parking



Additional Yard

## Terms

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

## Business Rates

From online enquiries, we understand the current rateable value is £97,500 with rates payable in the order of £54,112.50 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

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## Legal Costs

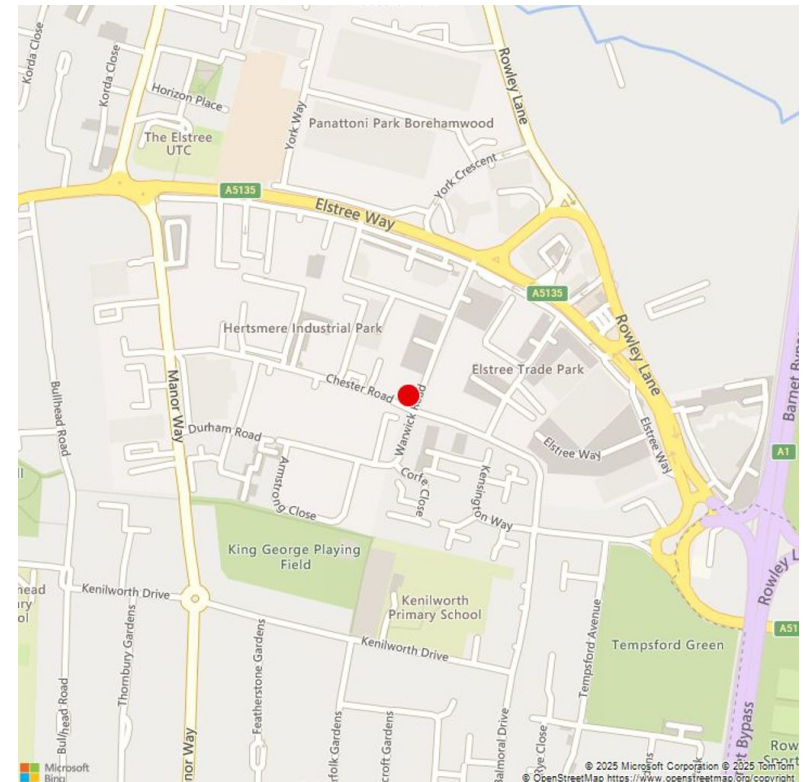
Each party is to be responsible for their own legal costs.

## Joint Agent

Stimpsons (Graham Payne)

01707 259599

[graham.payne@stimpsons.co.uk](mailto:graham.payne@stimpsons.co.uk)



## Viewings

By appointment only with joint agents Aitchison Raffety  
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