



- Prominent building on busy road
- Suitable for a variety of uses subject to planning
- Excellent parking for up to 40 cars
- Large open plan 5,900 sq.ft studio at first floor level
- Shared WC facilities
- 4 person passenger lift

Ian Archer
ian.archer@argroup.co.uk
01923 210733

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

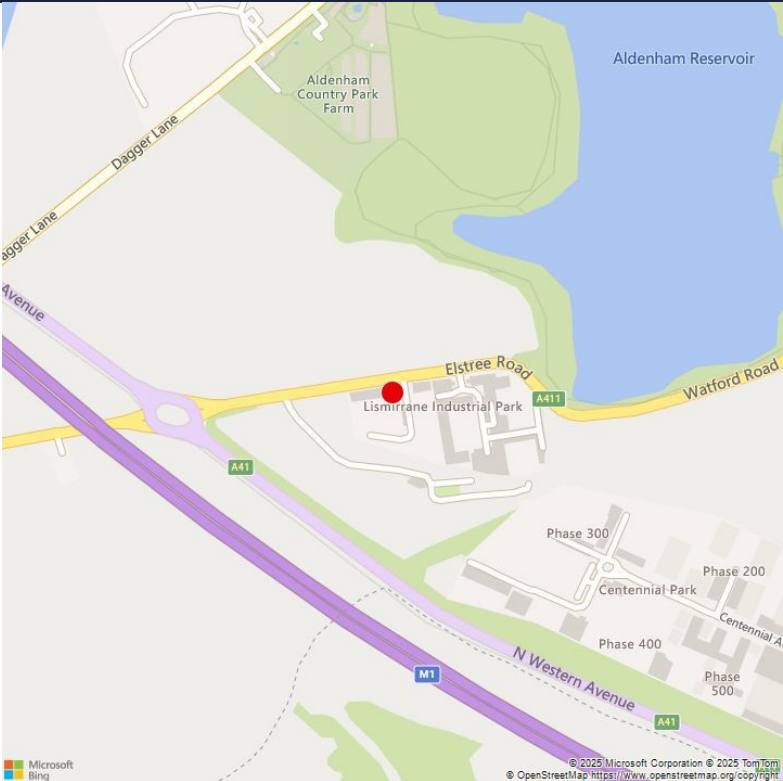
First Floor, 8-9 Lismirrane Industrial Park, Elstree Road, Elstree,
Borehamwood, WD6 3EE

Class E Use

Approx. 3,340- 12,647 Sq Ft

To Let

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



Description

The unit comprises the first floor offices plus 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	549.32 Sq M
First Floor Offices	3,394 Sq Ft	315.3 Sq M
2nd Floor Offices	3,340 Sq Ft	310.29 Sq M
Total	12,647 Sq Ft	1,175.9 Sq M

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Rent

Upon Application

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

Viewings

Strictly by appointment via the
sole agents - Aitchison Raffety
01923 210733
ian.archer@argroup
ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

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www.argroup.co.uk



