

TO LET - 10,300 Ft² (957 M²)

Modern Warehouse / Business Building

**370 Centennial Avenue, Centennial Park, Elstree,
Hertfordshire. WD6 3TJ**



- VRV Comfort Cooling
- Category two offices
- 6m Clear Eaves
- Loading Doors
- 3 Phase Power
- 25 allocated car spaces
- 24 hour site security
- Close to J4 & J5 of M1
- Jubilee Line at Stanmore

www.smiddyproperty.co.uk

Hemel Hempstead
01442 601007

Leighton Buzzard
01525 623007

Watford
01923 911007

LOCATION

Situated on the prestigious Centennial Park, a low density business park renowned for its high-quality landscaped environment. Many Medical, Science and Technology companies can be found here due to the quality of the park and the fact that Centennial Park benefits from excellent transport links to Central London and the north via the A41 and M1 Motorway (adjacent to Jct.4) and thereby to the M25, M40, M4, M11, Heathrow, Gatwick, Stansted and Luton Airports.

Main line rail services are found at Elstree & Borehamwood (St Pancras / Kings Cross) and Watford (Euston) plus Underground services are found at Stanmore (Jubilee Line) and Watford (Metropolitan Line) accessible by Bus Services from the Park.

The business park also has the benefit of a De Vere Village 140 bedroom Hotel with a full Health Suite, Swimming Pool, Restaurants and a coffee shop.

DESCRIPTION

The property will undergo refurbishment and provides a total floor area of 10,300 ft² GIA arranged as approx. 4,800 ft² of industrial / warehouse space and 5,500 ft² of offices set out equally over ground and first floors.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is E124.

AMENITIES

Include: -

- VRV comfort cooling
- 6m min. eaves
- Shower Room
- HGV access
- Kitchenette
- Loading door
- Male & Female WC's
- 25 parking spaces

LEASE

A new full repairing and insuring lease for a term to be agreed subject to 5 yearly rent reviews.

RENT

On application. VAT is payable.

SERVICE CHARGE

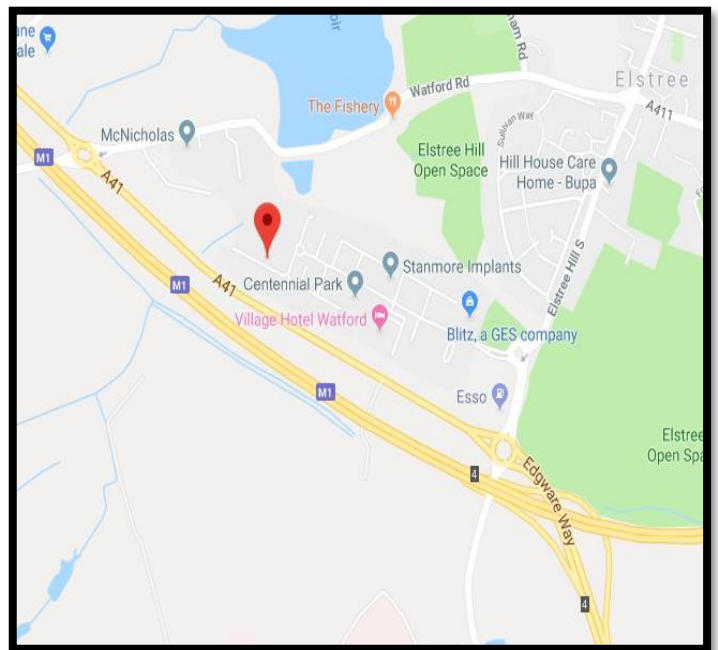
There will be a service charge to cover the running costs, maintenance & repairs, of common parts of the estate.

VIEWING

Strictly by appointment:



01923 911007
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RATES

Rateable Value: To be reassessed

Interested parties are advised to make their own enquiries with the Rating Department of Watford Council - 01923 226400.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

WATFORD

Brookside Works
1a, Local Board Road
Watford, Herts. WD17 2JP

LEIGHTON BUZZARD

Unit 1, Wingbury Business Village
Wingrave, Bucks. HP22 4LW