

# UNIT 11 // CAPITAL BUSINESS PARK

MANOR WAY, BOREHAMWOOD, WD6 1GW

FREEHOLD FOR SALE  
7,012 SQ FT (651.4 SQ M) GIA



**MODERN BUSINESS UNIT**  
PROVIDING GOOD QUALITY  
OFFICES AND PRODUCTION  
WAREHOUSE SPACE

## GROUND FLOOR:-

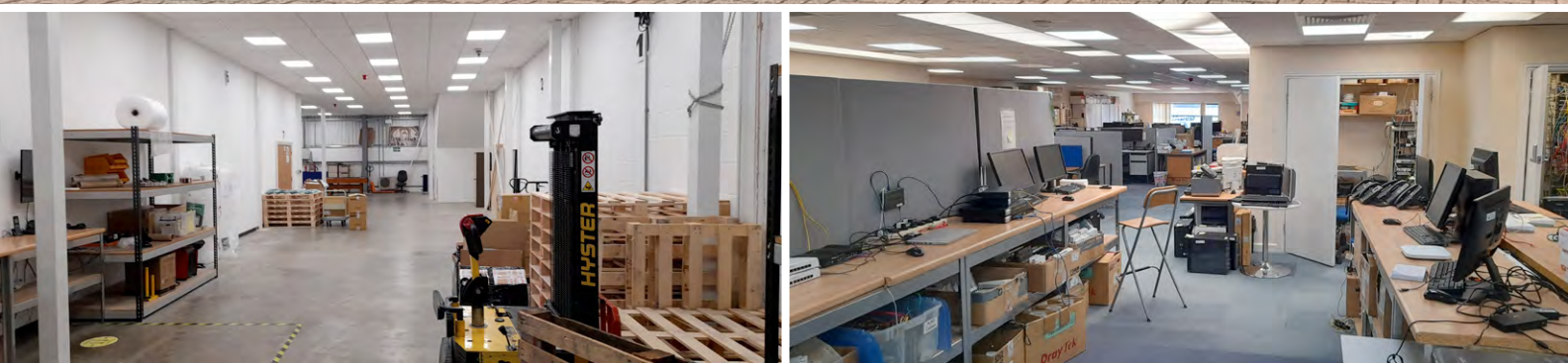
- // Electrically operated loading door 4.048m (w) x 4.612m (h)
- // Clear height 3.594m
- // Suspended ceiling throughout
- // Integrated LED lighting
- // Air conditioned boardroom/showroom/office
- // Reception area with tea point
- // Disabled wc and shower

## FIRST FLOOR:-

- // Raised floor with floor boxes
- // Ducted Fujitsu air conditioning providing heating & cooling
- // Carpet tiles
- // Suspended ceiling with integrated LED lighting
- // 3 private offices but predominantly open plan
- // Fully fitted kitchen/break out
- // Male and Female wc's

## EXTERNAL:-

- // Block paved estate road/parking areas
- // 7 dedicated parking spaces
- // CCTV system
- // Gated secure estate



## LOCATION

Borehamwood is only 12 miles from central London and benefits from excellent road and rail connectivity. The property is located within Capital Business Park on Manor Way close to its junction with Chester Road and which is accessed off Elstree Way (A5135) and is approximately 800 yards from the A1M.

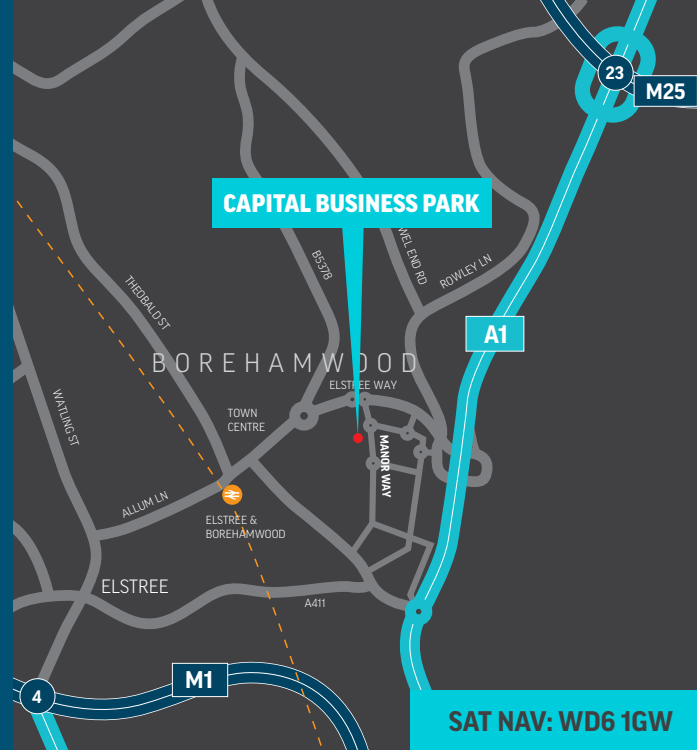
Elstree & Borehamwood station is approximately 1 mile from Capital Business Park which provides regular train services to London St Pancras (23 minutes) and there are 25 bus routes serving Borehamwood with a number of bus stops close to the estate. Junction 23/M25 is approximately 3 miles and M1 Jct 4 a similar distance.

## DESCRIPTION

Unit 11 comprises a modern mid-terraced production warehouse of portal steel frame construction under a pitched insulated roof with flat panel and double glazed fenestration.

The vendor has extended the original first floor office section by installing a mezzanine floor throughout to create predominantly open plan and air conditioned offices with 3 private offices and a fully fitted kitchen/break out area. A raised floor incorporating floor boxes provide a flexible working environment which is currently used for both administrative office use and bench/light assembly work.

The ground floor has been fitted out with a suspended ceiling with integrated LED lighting and there is a small reception area and 2 large rooms which can be used for boardroom/showroom or assembly/bench work. The premises have been fitted out to a very good standard and have been well maintained.



## ACCOMMODATION

Ground floor:	3,527 sq ft	327.696 sq m
1 <sup>st</sup> floor:	3,485 sq ft	323.756 sq m
<b>TOTAL GIA</b>	<b>7,012 sq ft</b>	<b>651.452 sq m</b>

Approximate Gross Internal Areas.

## TENURE

Freehold with full vacant possession upon completion.

## PRICE

£1,753,000.

## BUSINESS RATES

Rateable Value: £74,500

Business Rates payable for 2021-2022 £38,144

You are advised to make your own enquiries at Hertsmere Borough Council.



## ENERGY PERFORMANCE CERTIFICATE

To be provided.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agent.

PAUL GALLAGHER

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