

TO LET

1,682 Sq Ft (156.26 Sq M)

- › Single Storey interconnecting workshop/storage units
- › Surfaced yard - 1,776 sq ft
- › Secure gated site
- › Buildings internally require some refurbishment



185 Balmoral Drive
Borehamwood, WD6 2QP

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Excellent communication links :
Within 0.7 miles of the A1
Within 2.8 miles of the M1 (Junction 2.8 miles)
Within 2.9 miles of M25 (Junction 23)
- A predominantly residential location but within 0.5 miles of Borehamwood Town Centre
- Numerous bus routes serve the area and Borehamwood Mainline Train Station is within a short walk

 what3words

///gift.feed.impact

 Google Maps

[Click here](#)



DESCRIPTION

- Interconnecting storage/workshop units arranged in an L-shape with surfaced yard. The site is gated and secure.
- As well as storage or office areas there are WCs and a kitchen. Some internal decoration/refurbishment works are required with rent free to help offset the cost
- Several entrances allowing flexible use of the various parts
- Mains water & drainage & 3 Phase power supply

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000 per annum. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Total	156.26 SQ M	1,682 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

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