



## Short Term Industrial Unit To Let

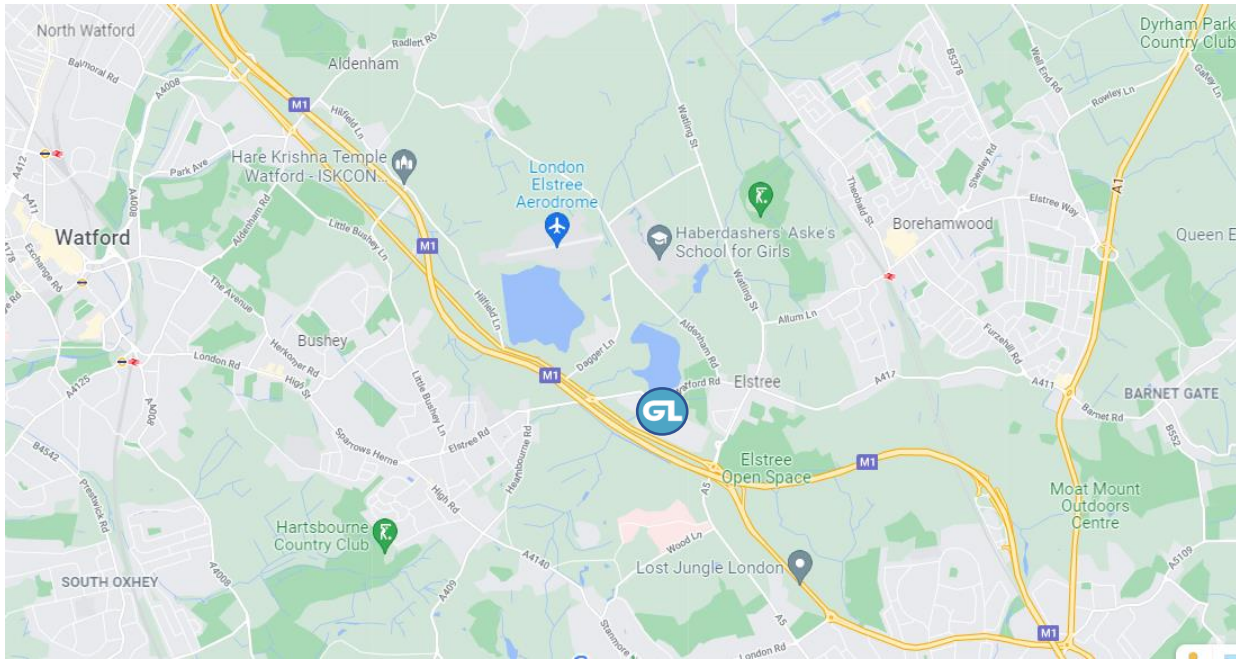
### Unit 4, Security House, Lismarinne Industrial Park, Elstree, WD6 3EE

2,332 - 4,662 SQ FT (216.65 - 433.11 SQ M.)

**Location:** The unit is located in Lismarinne Industrial Park, Elstree, a prestigious, well maintained industrial estate with the entrance situated on Estree Road. There are excellent transport links to Central London and the north via the A41 connecting to the M1 (J's 4 & 5) and M25 (J's 21 & 23) Motorways and the A1(M). Main line rail services are found at Borehamwood (St Pancras / Kings Cross) and Watford (Euston) plus Underground services at Stanmore (Jubilee Line) and Watford (Metropolitan Line) all accessible by Bus Services from Elstree Road (Watford Junction approx. 20-minute journey time on the 306-bus route).

**Description:** The 1<sup>st</sup> floor offices have been finished to a very high standard and benefits from good natural light and is equipped with air conditioning and heating as well as multiple floor recessed power points. There are two fully fitted kitchens and separate toilet facilities on each floor and includes five parking spaces. The space is suitable for a variety of uses that can easily cater for a mix of office, showroom and high-tech business requirements.

- GL Convenient Location
- GL Air conditioning
- GL Good Natural Light
- GL Central Heating
- GL Male & Female WC's
- GL Ample Parking
- GL Carpet Tiled Flooring
- GL Security Grills



**Tenure:** Leasehold

**Terms:** Assignment of Lease until expiry in November 2024 There is an option for a new lease by way of negotiation.

**Rental:** Rent On Application.

**Service Charge:** None Applicable.


**Rates:** The Rateable Value is £60,000 Per Annum. (£30,720 payable)

**EPC:** C

**Referencing:** A Charge Of £100 + VAT Is Payable For Taking Up References On Behalf Of Proposed Tenants. This Fee Is Non-Refundable After The References Have Been Taken Up, Whether Or Not They Have Been Accepted By The Landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**  
Strictly by prior appointment

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