



JLL SEE A BRIGHTER WAY

12

CHESTER ROAD, BOREHAMWOOD  
WD6 1LT

Last Mile Prime London Warehouse

# Investment Summary

- Rare opportunity to acquire a **high specification, recently refurbished warehouse** totalling 27,342 sq ft, in Borehamwood, one of London's main industrial and logistics areas.
- **London is a key UK logistics market**, with a supply-demand imbalance supporting the projection of sustainable rental growth, with JLL in-house research predicting in excess of **4% per annum rental growth** for the next 5 years.
- Sold with vacant possession, ready for immediate occupation.
- A strategic location North of London, with a wider **catchment population of 2.5m** within 30 minutes drive.
- Strong sector fundamentals, coupled with the **limited supply of pipeline** within the Borehamwood and the wider London/inner M25 market.
- **Prime Rents** in the Borehamwood area are in the region of **£25.00 per sq ft**.
- Opportunity to lease premises immediately capitalising on the low levels of local supply, and significant rental growth in region.
- **Freehold.**



## PROPOSAL

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Offers are invited for our client's freehold interest.

# Location

- Borehamwood is only 12 miles from central London and benefits from excellent road and rail connectivity.
- The A1M is approximately 0.6 miles from the site and Junction 23/M25 within 2.0 miles. Elstree & Borehamwood rail station is approximately 1.6 miles distant and provides a regular service to London Kings Cross (approx. 23 minutes).

## SITUATION

- The asset is situated on Chester Road within the principal industrial area of Borehamwood, with Elstree Way a short distance from the property, connecting to the town centre and railway station.
- Surrounding occupiers include Howdens, Travis Perkins, Halfords, BMW and Yodel, demonstrating the strength of the location for a variety of National and International businesses.



## DISTANCE – BOREHAMWOOD AND SURROUNDS

Town	Distance	Time
Borehamwood	0.6 miles	2 minutes
Watford	8.6 miles	21 minutes
Central London	11.4 miles	36 minutes

## ROAD NETWORK

Town	Distance	Time
A1 (M)	0.6 miles	2 minutes
M25 (J23)	2.0 miles	4 minutes
M1 (J6)	10.2 miles	14 minutes
North Circular (A406)	11.1 miles	24 minutes

## AIRPORTS

Town	Distance	Time
Luton Airport	23.8 miles	30 minutes
Heathrow Airport	34.1 miles	39 minutes
Stansted Airport	36.1 miles	44 minutes

## RAIL NETWORK

Town	Distance	Time
Elstree & Borehamwood (National Rail)	1.6 miles	6 minutes
High Barnet (Underground)	3.2 miles	11 minutes
Watford Junction (National Rail and Underground)	8.6 miles	21 minutes

# Description

12 Chester Road comprises a modern detached production warehouse, totalling 27,342 sq ft, comprehensively refurbished in 2021 to a high specification.

The property is of steel portal frame construction, providing high bay clear span space and is situated to the rear of a site area of approx. 0.94 acres.

The specification of the property includes:

- EPC Rating “C”
- 9m eaves height
- LED warehouse lighting
- 2 storey fitted offices with raised floors, air conditioning, suspended ceilings and kitchenette.
- 2 electrically operated loading doors
- Secure gated yard area
- 49 car parking spaces and 5 EV charging stations

## TENURE

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Freehold

## CONTACT

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