



STIRLING WAY  
BOREHAMWOOD  
WD6 2BT

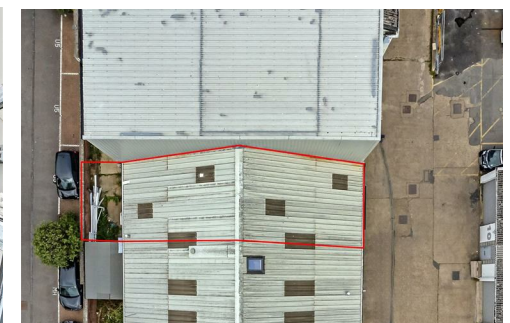
Offers Over £450,000

EPC Rating: Council Tax Band:

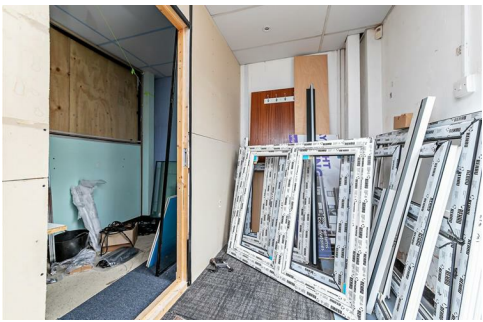


## All The Ingredients Needed For A Fabulous Lifestyle

Located in Borehamwood, this freehold warehouse presents a unique opportunity for both investors and business owners alike. Spanning three levels, the property offers ample space for a variety of ventures, making it an ideal choice for those looking to establish or expand their business in a bustling location. The warehouse is currently let for £2,100 per month, providing a steady income stream for prospective buyers. This attractive rental yield highlights the property's potential as a sound investment. The layout includes a well-equipped kitchen and a bathroom, ensuring that the space is functional and convenient for both staff and customers. In addition to the generous interior, the property boasts an extra freehold parking space in the front car park, a valuable asset in a busy retail environment. Furthermore, a courtyard at the rear adds an appealing outdoor area, perfect for breaks or additional storage. With its strategic location on Stirling Way, this warehouse is well-positioned and benefits from the surrounding amenities. Whether you are seeking a new business premises or a lucrative investment opportunity, this property is sure to impress. Do not miss the chance to explore the potential that this freehold warehouse has to offer.







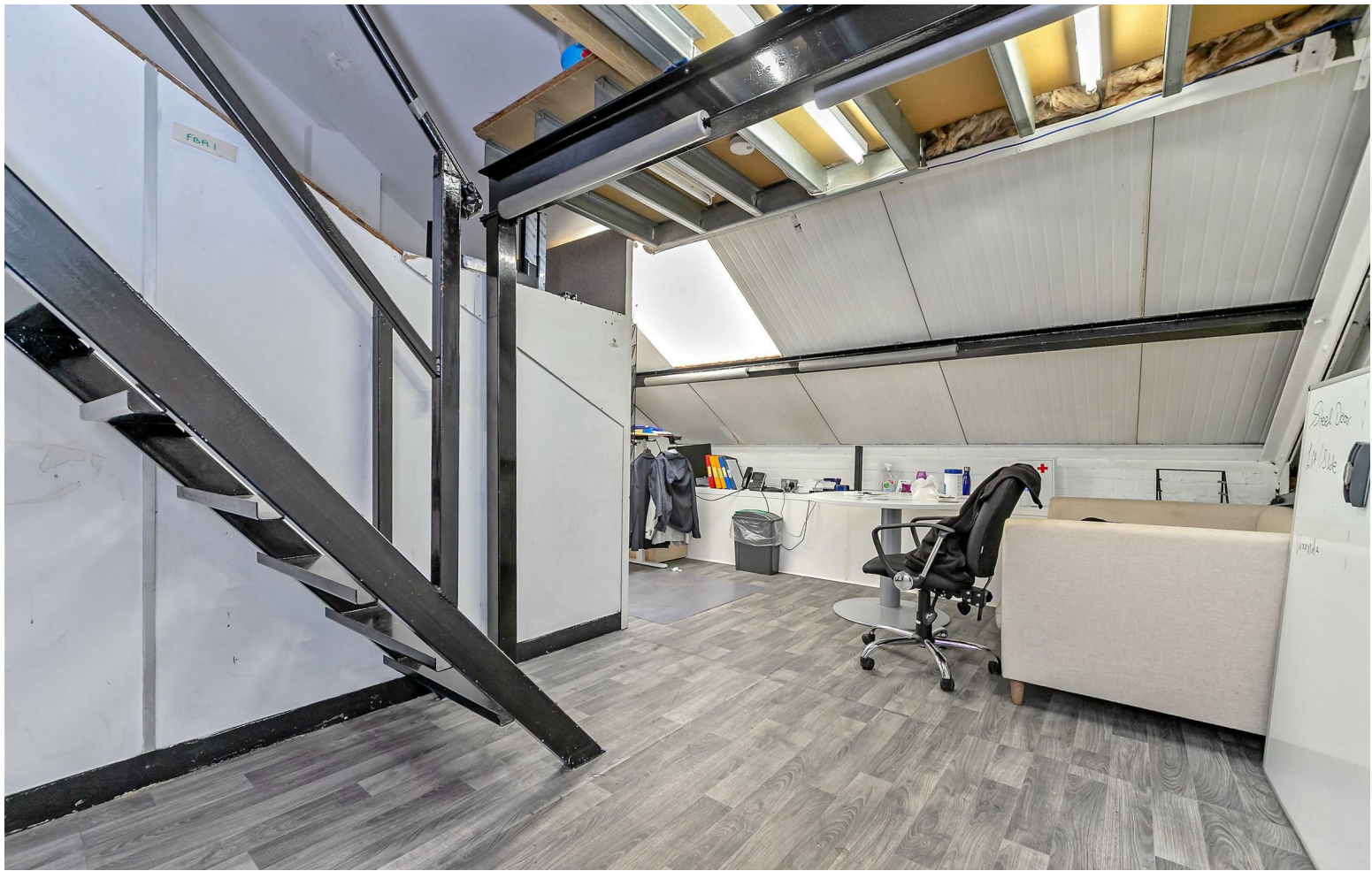
## Specialists in Bespoke Properties

- Freehold
- Allocated Parking Spaces
- Over Three Levels
- Kitchen Area
- Air Conditioning
- Achieving £25,200 annually
- Bathroom
- Courtyard

Free Online Valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

*Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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Award Winning Agency

