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## Unit 405 - Storage Unit

### The Moda Centre

Stirling Way, Borehamwood WD6 2BW

Available



**Unit Type:**  
Storage - Unit 405



**Total area:**  
115 Sq. Ft. / 10.68 Sq. M.



**Rent:**  
£300pcm + VAT

## About The Unit

Unit 405 is a secure refurbished storage unit. The unit benefits from a new roof, lighting and a smooth and dry concrete floor. The unit benefits from a steel door and 24/7 access.

### Location:

The Moda Centre occupies a prime position on Stirling Way, parallel to the A1M Barnet Bypass, offering excellent transport access. Junction 23 of the M25 (South Mimms) is only five minutes away, linking easily to the A41 and M1 motorways.

Multiple bus routes serve the area, and Elstree & Borehamwood Station (Thameslink Line) is approximately one mile away, providing fast 22-minute connections to St Pancras International and direct services to Luton Airport Parkway.

### Local Amenities:

Nearby occupiers include Morrisons, BMW, Safestore, Miller & Carter, Screwfix, Tops Tiles, and The Hilton Hotel London Elstree. The area is also home to BBC Studios and Sky Studios Elstree, a major film and TV production hub. Borehamwood Town Centre is just five minutes away with a wide range of restaurants and retail operators, including Tesco, Halfords, PureGym, Reel Cinema, M&S Simply Food, McDonald's, Nando's, and Aldi.

## Interested? Contact Us



**Andrew Vertes**  
Manager

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## Unit Features & Amenities

Secure Storage

Virtual Office Service Available

7 Days A Week

CCTV

On Site Manager

Intelligent Access Control

Breakout Area

Local Bus Stop

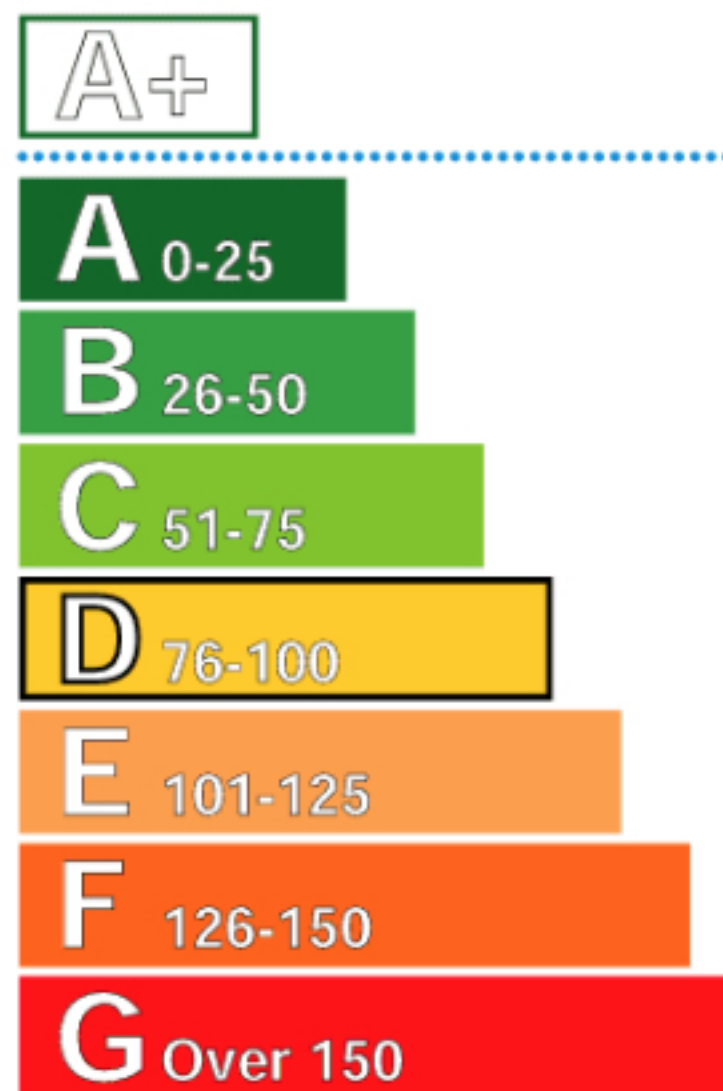
## Business Rates

Rateable Value: £TBC

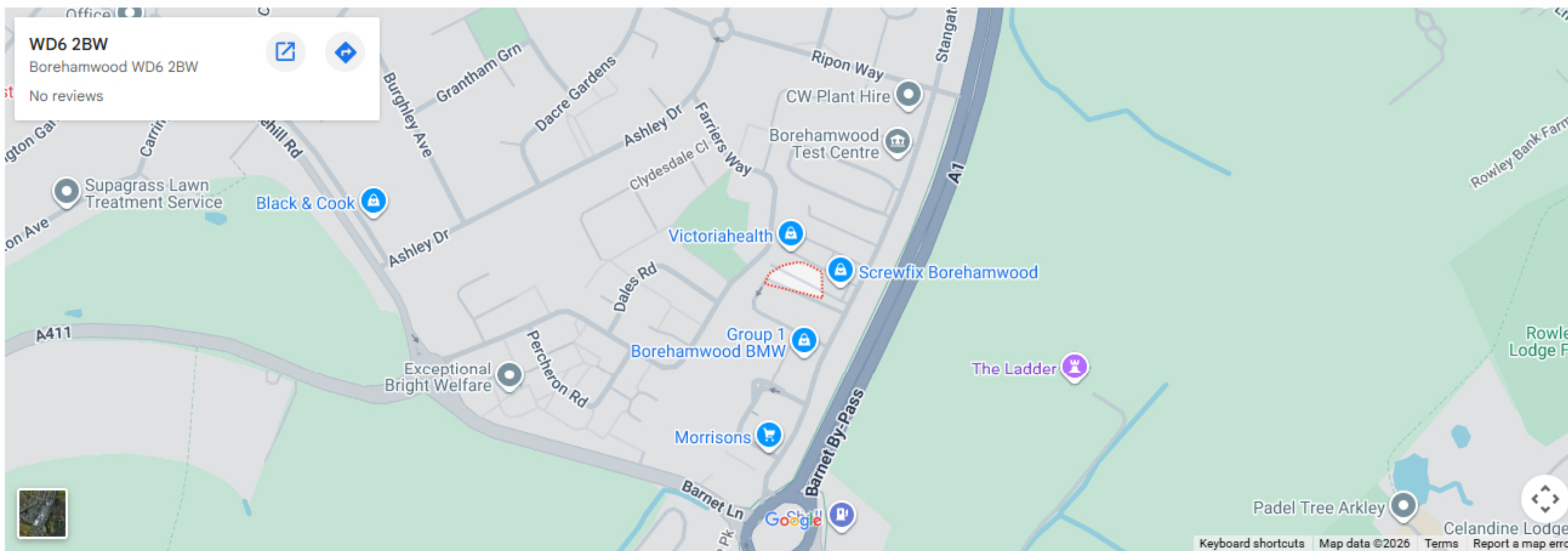
Rates Payable: £TBC

Business Rates are being assessed. However if the tenant qualifies this suite will benefit from Small Business Rate Relief.

## EPC



82 This is how energy efficient the building is.



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