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Unit 4B - Workspace/ Studio/ Storage Unit

The Moda Centre

Stirling Way, Borehamwood WD6 2BW

Available



Unit Type :
Workspace & Storage – Unit 4B



Total area :
915 Sq. Ft. / 85.01 Sq. M.



Rent :
£1600pcm + VAT

About The Unit

Unit 4B is a ground floor industrial unit, suitable for a range of light industrial occupiers.

Inclusive of a private kitchenette and WC, the unit also benefits from 2.55m ceiling heights and an electric security shutter.

There is a forecourt located directly outside the unit, which can be utilised for loading and unloading only.

This is a secure refurbished storage unit. The unit benefits from an electric roller shutter, lighting and a smooth and dry concrete floor. The unit benefits from drive up loading 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
- Drive Up Loading
- Private VLAN
- Video Intercom

- Studio
- Virtual Office Service Available
- Guest WIFI
- Energy Efficient Lighting

Estate Features & Amenities

- Super Fast Fibre Optic Internet
- Intelligent Access Control
- CCTV
- Local Bus Stop
- 7 Days A Week
- On Site Manager
- Breakout Area

Business Rates

Rateable Value: £13000

Rates Payable: TBC

Small Business Rate Relief (SBRR) in England provides 100% relief for businesses with one property holding a rateable value (RV) of £12,000 or less. For properties with an RV between £12,001 and £15,000, the relief tapers down from 100% to 0%. To qualify, the business must generally occupy only one property, with some exceptions for additional, small properties. This is an estimate provided from the VOA for April 2026 – April 2027.

EPC

A+

A 0-25

B 26-50

C 51-75

D 76-100

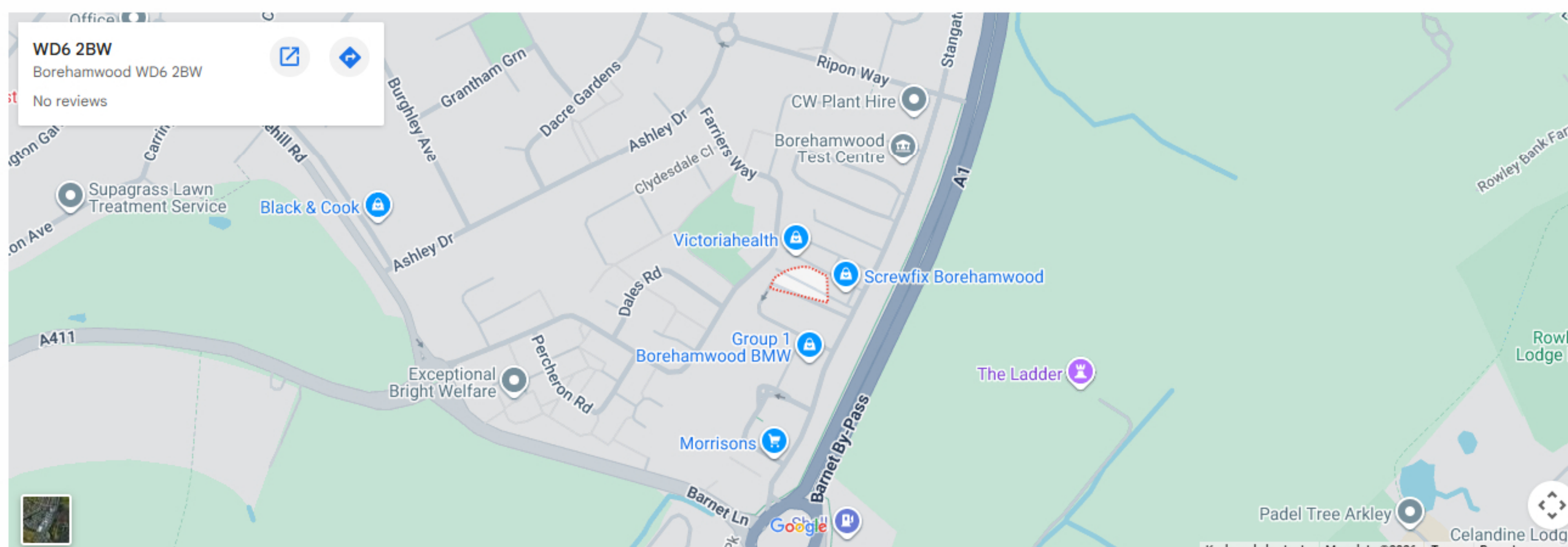
E 101-125

F 126-150

G Over 150

82

This is how energy efficient the building is.



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