

STIRLING WAY

BOREHAMWOOD WD6 2AX

TOTAL SITE AREA

0.907 HECTARES

2.24 ACRES

PRIME COMMERCIAL
DEVELOPMENT OPPORTUNITY

FOR SALE



RAPLEYS

LOCATION

The property fronts both Stirling Way and the A1 and is accessed from Stirling Way via the A1 and A411 approximately 0.5 miles south. The A1 leads to J24 of the M25 some 3 miles north with Borehamwood Town Centre approximately 1 mile west and Central London 12 miles to the south east.

Passing traffic on the A1 is circa 55,000 vehicles per day.

The property sits in a well-established and prime commercial area. There is a significant draw to the area with a large Morrisons to the south as well as Group 1 BMW, Screwfix, Safestore, Topps Tiles which all front Stirling Way.



DESCRIPTION

The site comprises a broadly rectangular and cleared site having previously been used as a car dealership and for parts distribution with a built area of approximately 34,000 sqft.

The site extends to 0.907 ha (2.24 acres) and is bordered by palisade fencing on all sides. The freehold ownership also extends across Stirling Way to include a former staff car park area which gives the site frontage to the A1 immediately adjoining the landscaping buffer.

PLANNING

The property sits within the jurisdiction of Hertsmere Borough Council where the draft Local Plan is in the process of being adopted. Within that document the site is allocated within a "Main Employment Area" under policy E1.

The site has an implemented planning consent for the "Demolition of former Quickco building and erection of 2 store building (showroom and workshop) and single storey outbuilding (wash and valet) with associated landscaping and parking. (Amended Plans received)".

[Click here to view the application: 21/2054/FUL | Planning Application](#)



Prime Commercial development opportunity



Rare freehold



Regularly shaped site of approximately 2.24 acres



Passing traffic of 55,000 vehicles per day on the A1



Suitable for a variety of uses, subject to planning consent

TOTAL SITE AREA

0.907 HECTARES 2.24 ACRES

Consented Site Development:



FURTHER INFORMATION



Click Here
for Google Maps



Click Here
for What3Words



ENERGY PERFORMANCE ASSET RATING

N/A

TERMS

Offers are invited on an unconditional basis.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

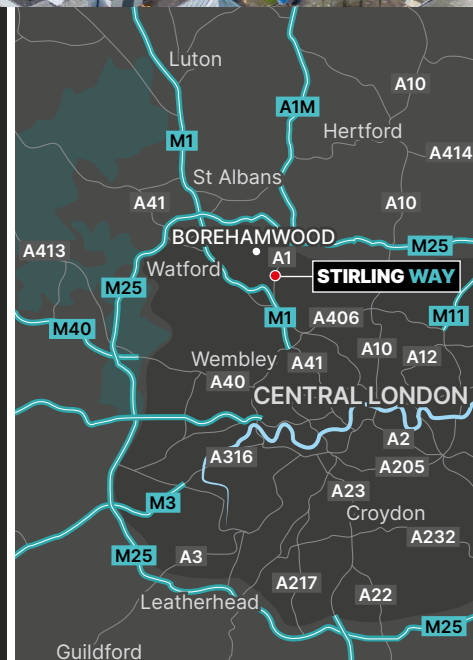
BUSINESS RATES

The property is not currently assessed for business rates.

All parties are advised to make their own enquires to the Local Authority as to potential business rates liability and any reliefs that may apply.

Further information can be found on the VOA website:

www.voa.gov.uk



FOR FURTHER DETAILS CONTACT:

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RAPLEYS

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