

SELLAR BOREHAMWOOD

LAND AT BARNET BY-PASS, LONDON



SUPER PRIME URBAN LOGISTICS
DEVELOPMENT OPPORTUNITY

S E L L A R



EXECUTIVE SUMMARY

- **Prime London Development Opportunity** benefitting from outline planning consent to deliver a scheme comprising of 118,714 sq ft (GEA).
- **B2 / B8 use** with outline consented eaves height between 17-20m and overall ridge height at 21m.
- A **strategic location** at the entrance to Borehamwood, north-west of Central London.
- **Separate HGV and staff entrances** via Rowley Lane.
- **Excellent prominence and immediate access onto the A1** at Barnet By-Pass, with excellent connections into Central London and the M25 (Junction 23).
- Borehamwood is recognised as one of the UK's leading film production locations with **Sky Studios**, **Elstree Studios** and the **BBC Elstree Centre** located nearby.
- Local occupiers include **Yodel**, **Sky Studios**, **Wickes**, **Travis Perkins** and **Howdens**.
- The site totals **4.79 acres** (1.9ha).
- **1.5MVA power** capacity secured.
- Offers are invited for the **freehold interest**.



LOCAL OCCUPIERS

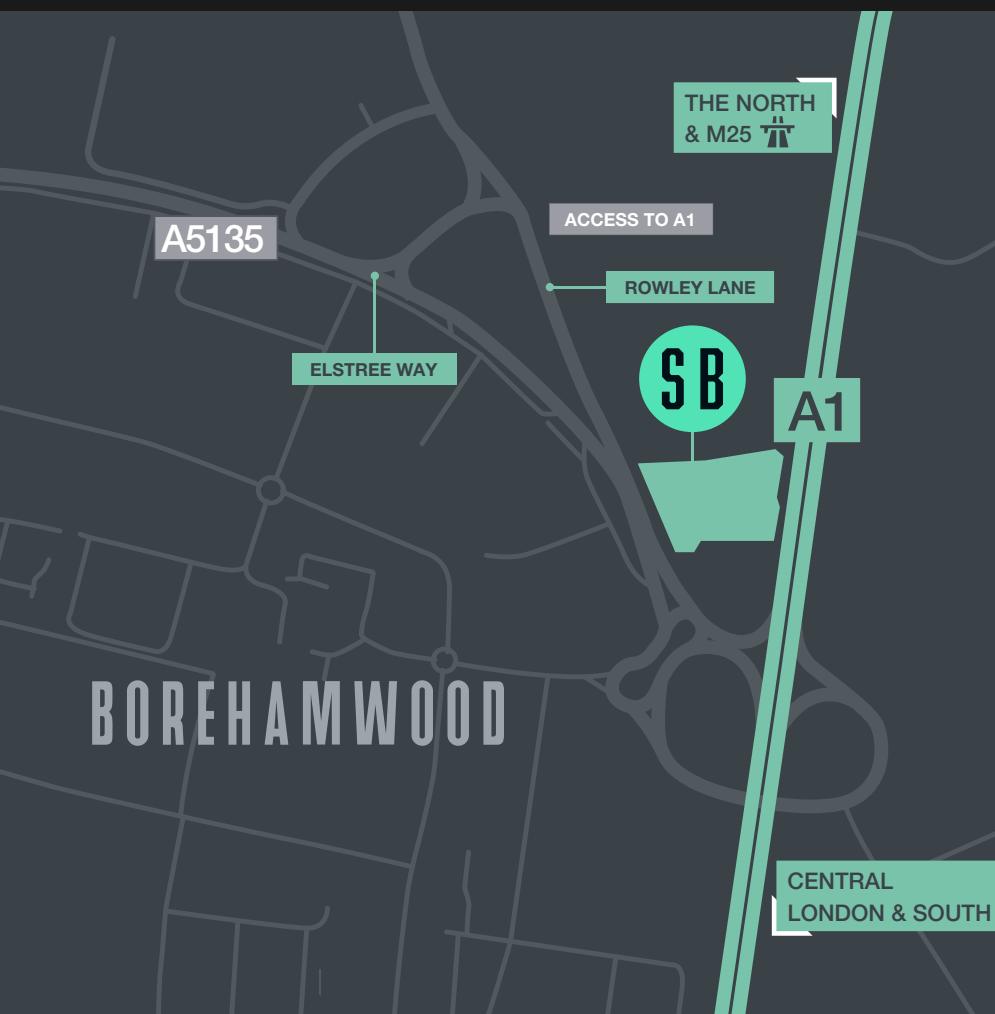
- 1. Double Tree By Hilton
- 2. Sky Studios
- 3. Yodel
- 4. Wickes
- 5. Halfords / Tool Station
- 6. Premier Inn
- 7. Panattoni Park, Borehamwood
- 8. Lidl
- 9. Howdens
- 10. Jump In
- 11. Travis Perkins
- 12. Elstree Studios



PRIME LOGISTICS LOCATION

Borehamwood is a London commuter town 15 miles north west of Central London, 22 miles south of Luton and 8 miles east of Watford. The town has historically been renowned for its film and television production studios. The principal studios include Elstree Studios, Sky Studios Elstree and BBC Elstree Centre.

Borehamwood is strategically located with direct access onto the A1(M) at the Rowley Lane Roundabout and within 2.3 miles of Junction 4 M1 – with both motorways acting as major road connections between the south and north of the UK. Borehamwood is capable of connecting to the wider M25 motorway network via Junction 23, approximately 3.7 miles north of the town.

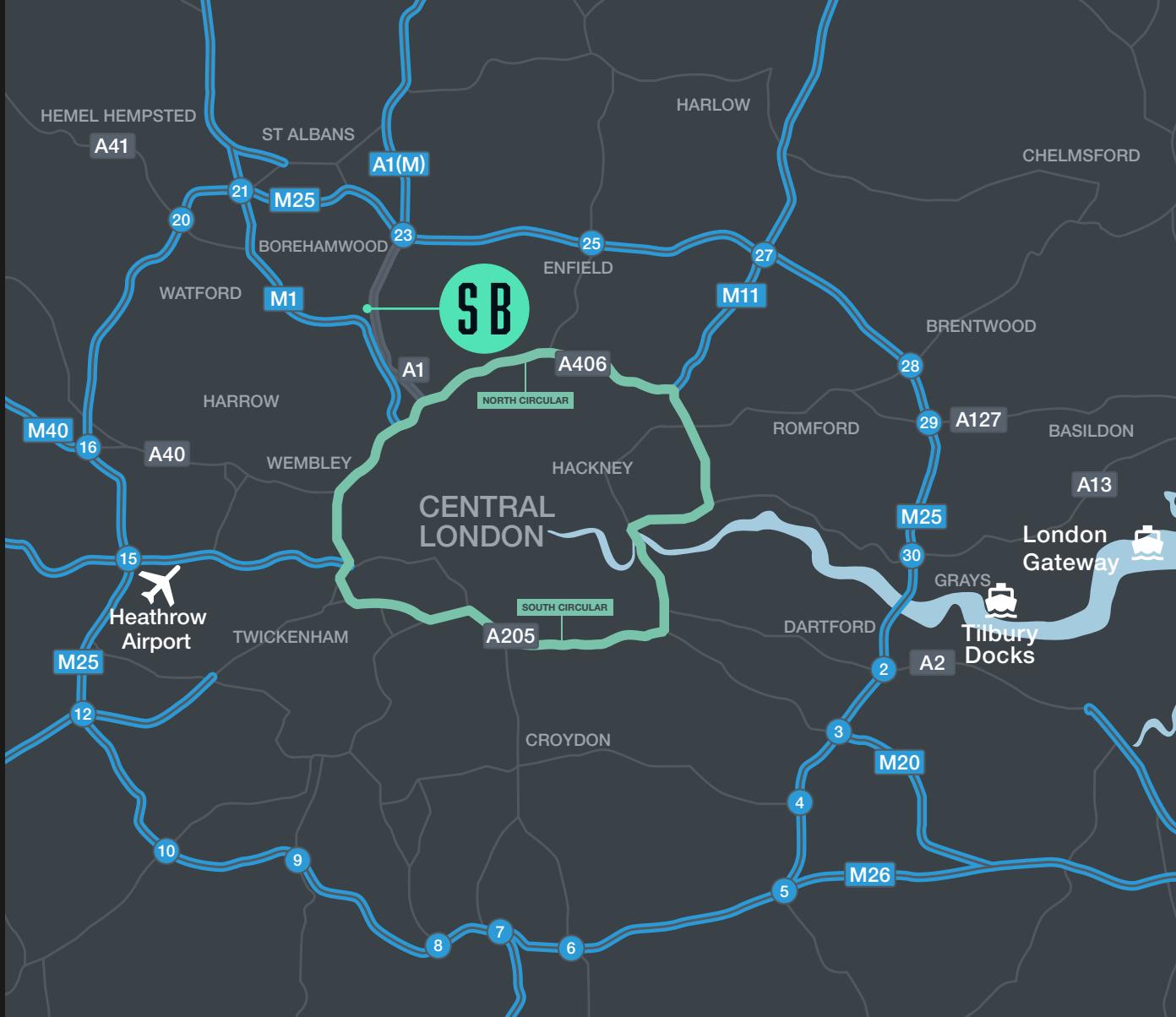


STATS



60,000

PASSING VEHICLES DAILY



BOREHAMWOOD POPULATION DEMOGRAPHICS:



39,765

TOTAL POPULATION



24,677

WORKING POPULATION (18-64)

sky studios

ELSTREE SOUTH IS CREATING:

1,500 £3BN

STUDIO RELATED JOBS
FROM 2022 TO 2027

PRODUCTION SPEND
BETWEEN 2022 TO 2027

PRIME URBAN LOCATION

This strategically located site in Borehamwood offers direct access and frontage to the A1 (Barnet By-Pass) and convenient links to Central London and the UK motorway network via the M25. Positioned on Rowley Lane, it provides high visibility and separate HGV and staff access. The area is home to major occupiers such as Sky Studios, Elstree Studios, and Yodel, with strong transport links and local amenities supporting industrial and logistics use.

Demographic research identifies a population in excess of 600,000 people can be accessed within a 15 minute drive time of the site and c.5 million within 45 minutes drive time.

CONNECTIONS



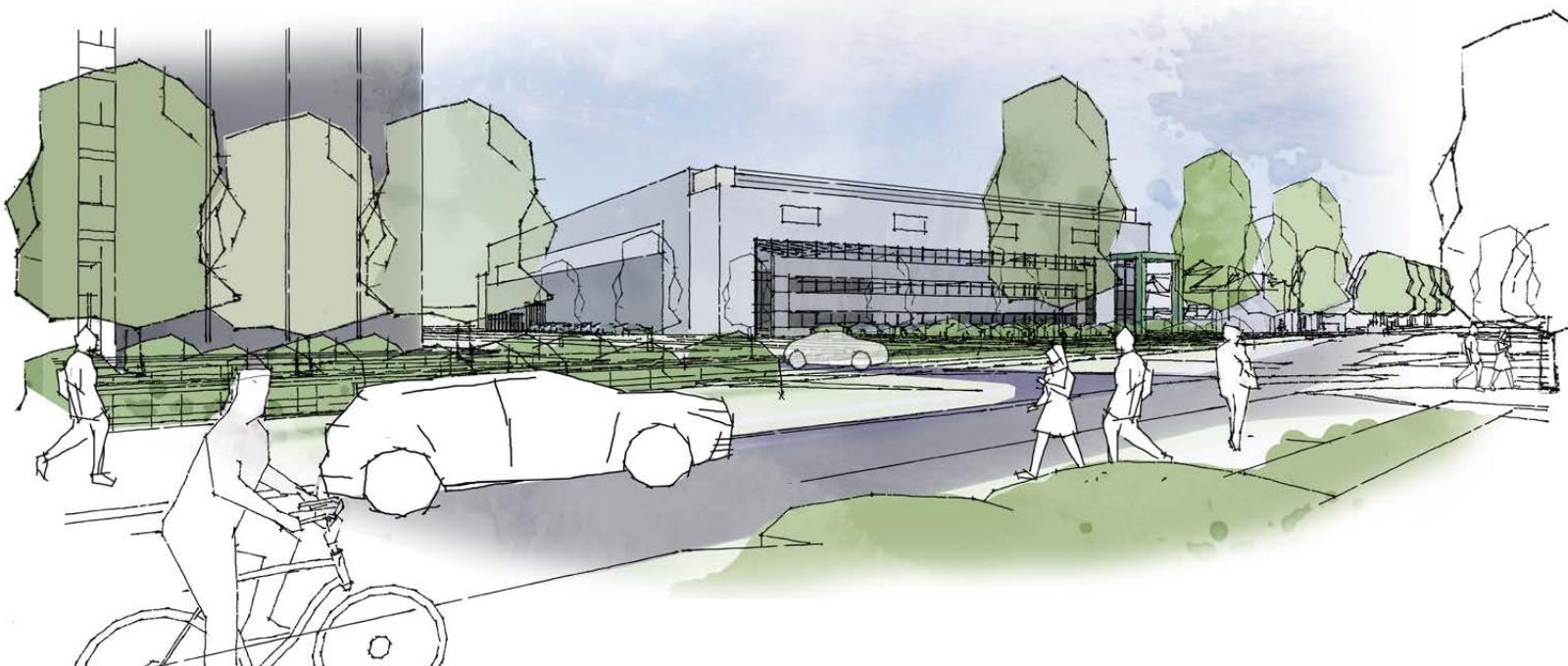
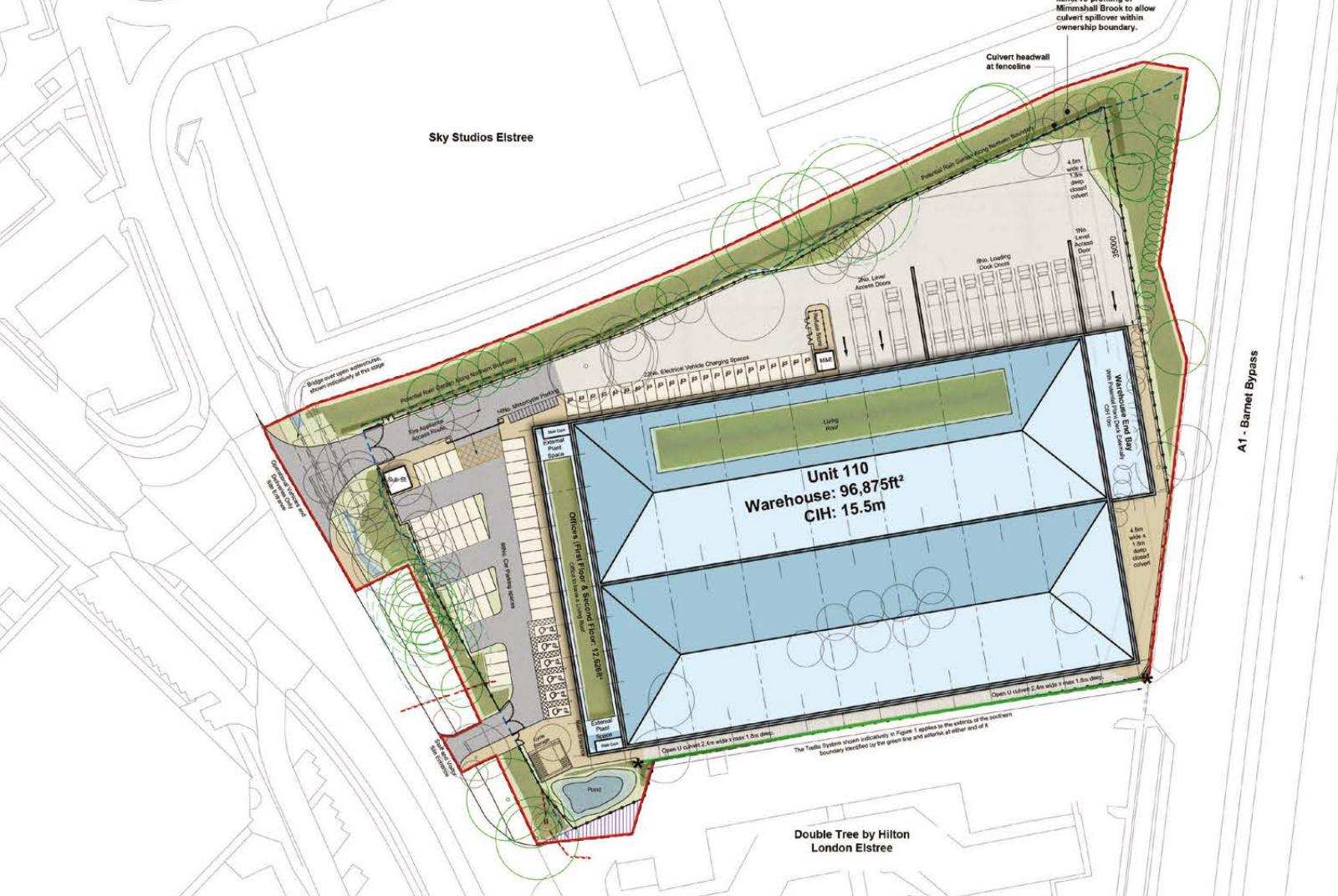
Road/Town	Distance Miles	Drive Time
A1	0.2	30 secs
M25 J23	2	4 mins
M1 J6	10	10 mins
A406 North Circular	11	20 mins
Watford	8	20 mins
Central London	15	30 mins
Luton	22	35 mins
Milton Keynes	40	50 mins



Airports	Distance Miles	Drive Time
London Luton (LTN)	22	35 mins
London Heathrow (LHR)	25	40 mins
London City (LCY)	25	45 mins
London Stansted (STN)	40	50 mins
London Gatwick (LGW)	60	1 hr 15 mins
Birmingham Airport	95	1hr 50 mins
East Midlands	100	1hr 30 mins



Rail	Estimated Journey Time From Elstree & Borehamwood Station
St Albans	9 mins
Watford Junction	20 mins
Luton Airport	24 mins
London St Pancras	26 mins
London Bridge	32 mins



PLANNING & DEVELOPMENT

The site has been granted outline planning permission under reference 23/0478/OUT and illustrated in the masterplan below. The outline planning consent can be summarised to include an industrial and logistics scheme comprising of:

Use	B2/B8 (Logistics, Industrial, Warehousing, Media and Film, Data Centre)
Size	118,714 sq ft GEA (115,314 sq ft GIA) total
Clear Height	20m Clear Ceiling Height (Eaves Height of 17m)
Total Height	21m Overall Ridge Height
PV's	Potential for Extensive Photovoltaic Installation
Ecology	Potential for 1,000 sq m Green Roof
Amenity	Natural Landscapes and Pond for Staff/Operatives
Access	Separate HGV Access Road to North-West and Pedestrian, Staff and Cycle Access to South-West
Vehicle Parking	70 Car Parking Spaces including 22 EV Spaces with Chargers (and 14 motorcycle spaces)
Cycle Parking	53 Spaces (22 Short Term and 31 Long Term)

COMMON LAND CONSENT

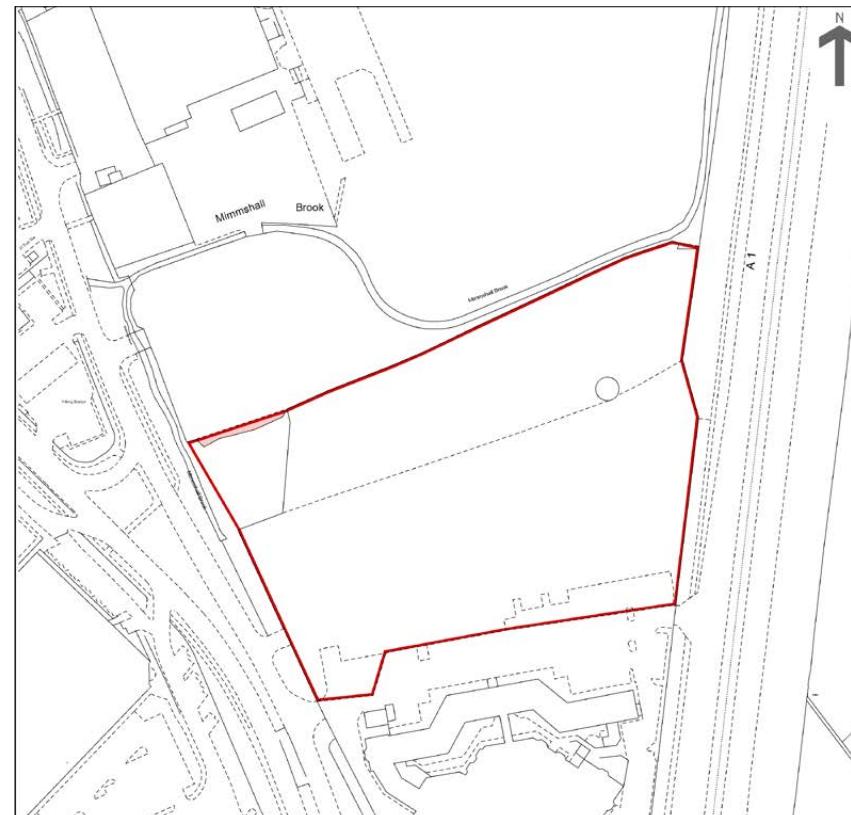
Common Land Consent has been achieved on 20th December 2024 for the construction of a new access way joining Rowley Lane at the northwest corner of the site, which includes a roadway bridge for HGV access. The consent also allows for the widening and reconstruction of the existing access way to the southwest corner of the site from Rowley Lane. Other works are covered under this consent such as the connection of underground utilities, landscaping to parts of the Elstree Common (Register Unit CL299). This consent has been registered by the Planning Inspectorate to Hertfordshire County Council with application reference: COM/3346085.

TITLE & TENURE

The site is to be sold Freehold under title number HD307836.

AREA

The site is of a regular, rectangular shape extending to 4.79 acres.

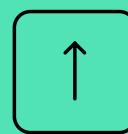


ACCOMMODATION SCHEDULE

The outline consented scheme allows for a total GEA area of 118,714 sq ft, which includes a proposed single unit with a 115,314 sq ft (GIA) and comprises of:

Description	Size (Sq Ft)
Warehouse	96,875
Ancillary Office	12,626
Plant Room	5,813
Total	115,314

KEY FEATURES



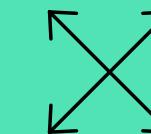
17-20M EAVES
HEIGHT



3X LEVEL ACCESS
LOADING DOORS



8X DOCK LEVEL
LOADING DOORS



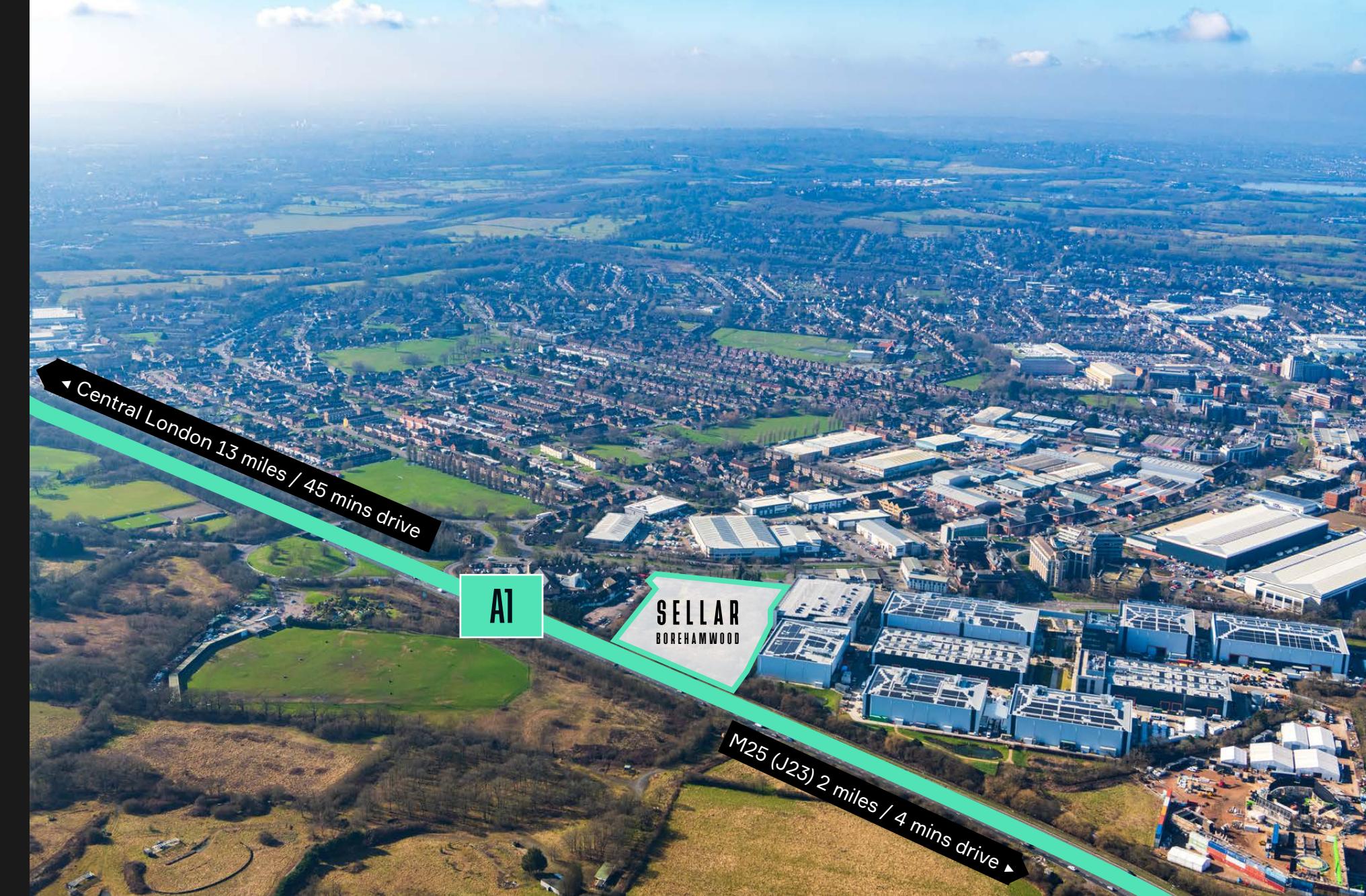
40M YARD DEPTH AT
LONGEST POINT



1.5MVA POWER
SECURED

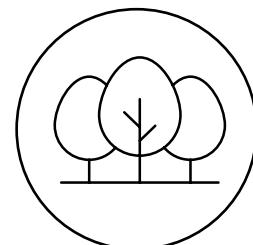


OUTLINE CONSENT
FOR B2/B8 USES



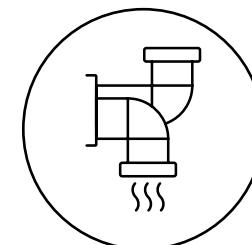
SUSTAINABILITY

POTENTIAL



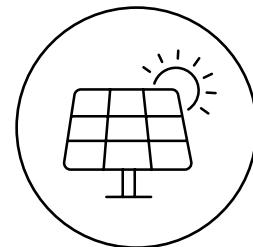
01. NATURE CONSERVATION

Existing mature trees preserved, and Mimmshall Brook protected.



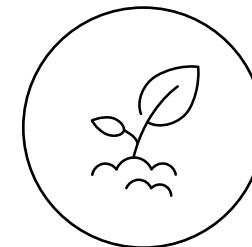
05. AIR SOURCE HEAT PUMPS

Heating and cooling provided by all electric equipment for office accommodation, with potential to enhance for main volume



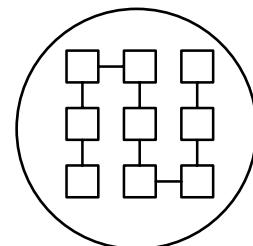
02.(POTENTIAL) PHOTOVOLTAIC PANELS

Photovoltaic panels mounted onto roof spaces to generate on site power for the buildings use.



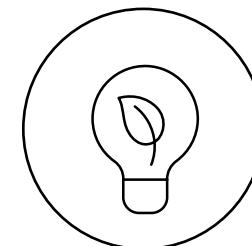
06. GREEN ROOFS

Ecological and rain water attenuation benefits from extensive green roofs



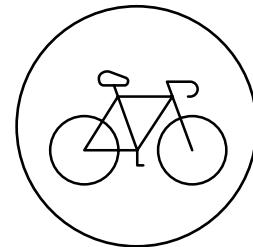
03. OPTIMISED STRUCTURE

Structure optimised for carbon through expected grid layout, and allowing circular economy by re-using standard sections if available.



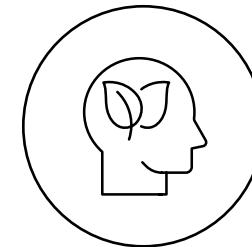
07. LOW ENERGY LED LIGHTING SYSTEMS

Used throughout the development.



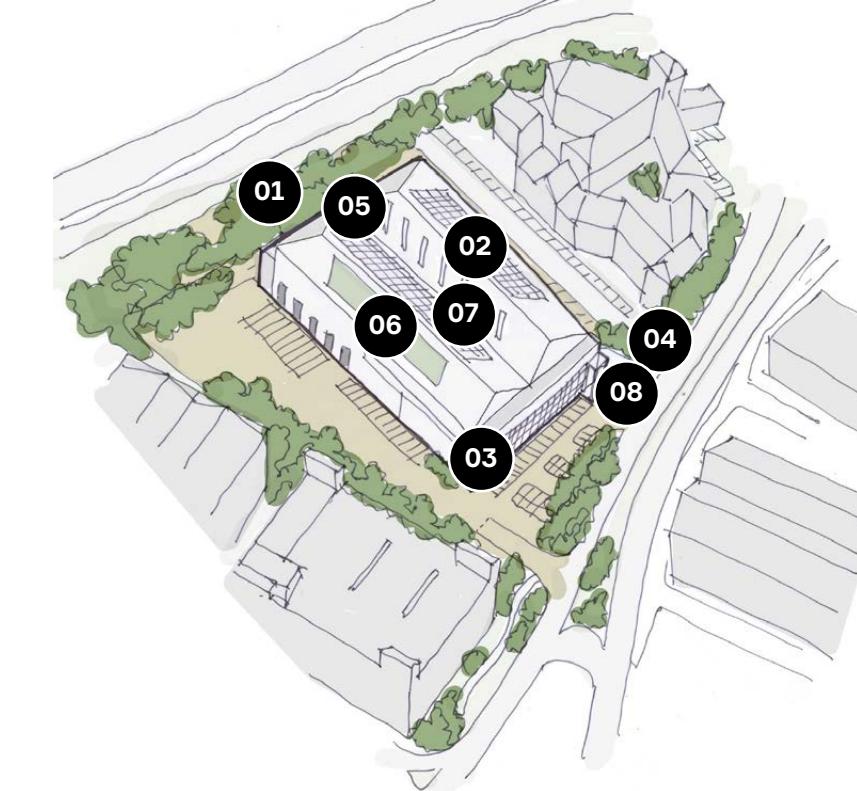
04. ACTIVE TRAVEL

Extensive cyclist facilities and amenities



08. HUMAN ECOLOGY

Blue and green systems work together to provide site enhancement, while providing amenity benefits such as a rainwater detention pond being an ecological area and staff amenity



POTENTIAL FOR

BREEAM
OUTSTANDING



REQUIREMENT FOR

BREEAM
VERY GOOD



POTENTIAL CARBON NEUTRALITY TARGETS

Carbon neutrality sought in operation through on site deployment of photovoltaic power generation and procurement of renewable electricity. Minimised embodied impacts can be offset.

LETI 2030 ASPIRATIONAL TARGETS

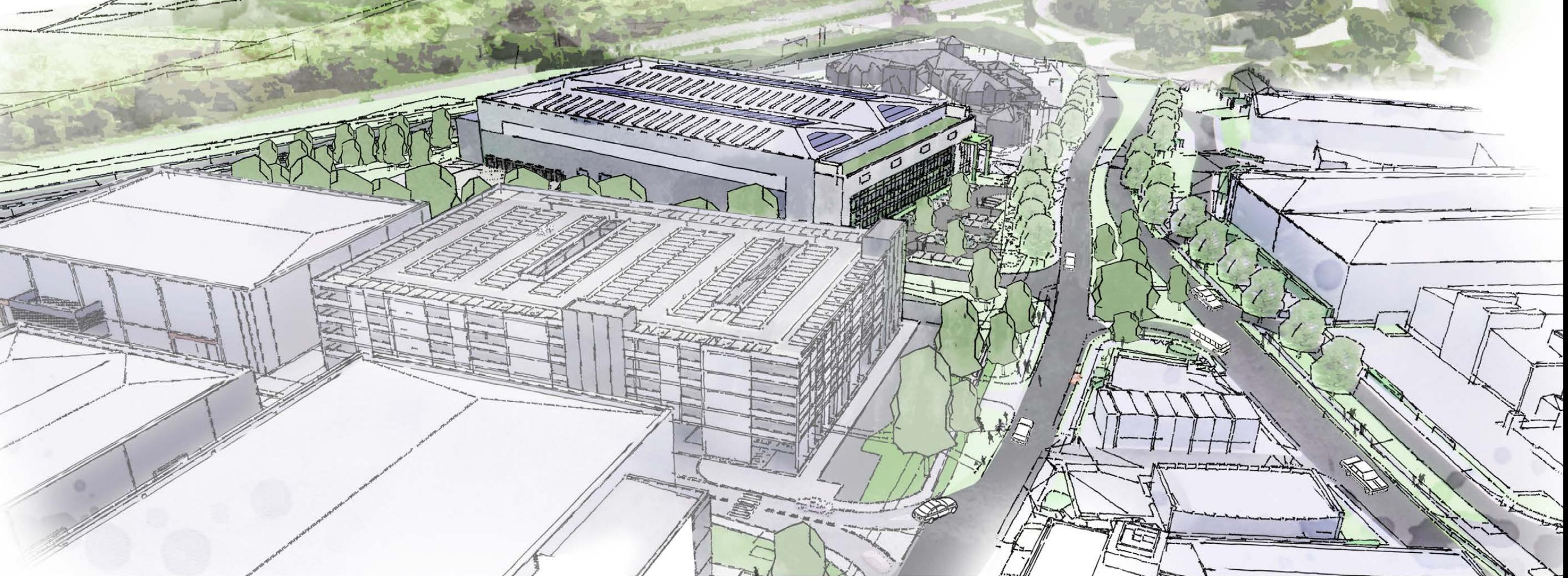
for embodied carbon (350kgCO2e/m² GIA A1-A5 aspirational target figure)

POTENTIAL DESIGN FOR DISASSEMBLY

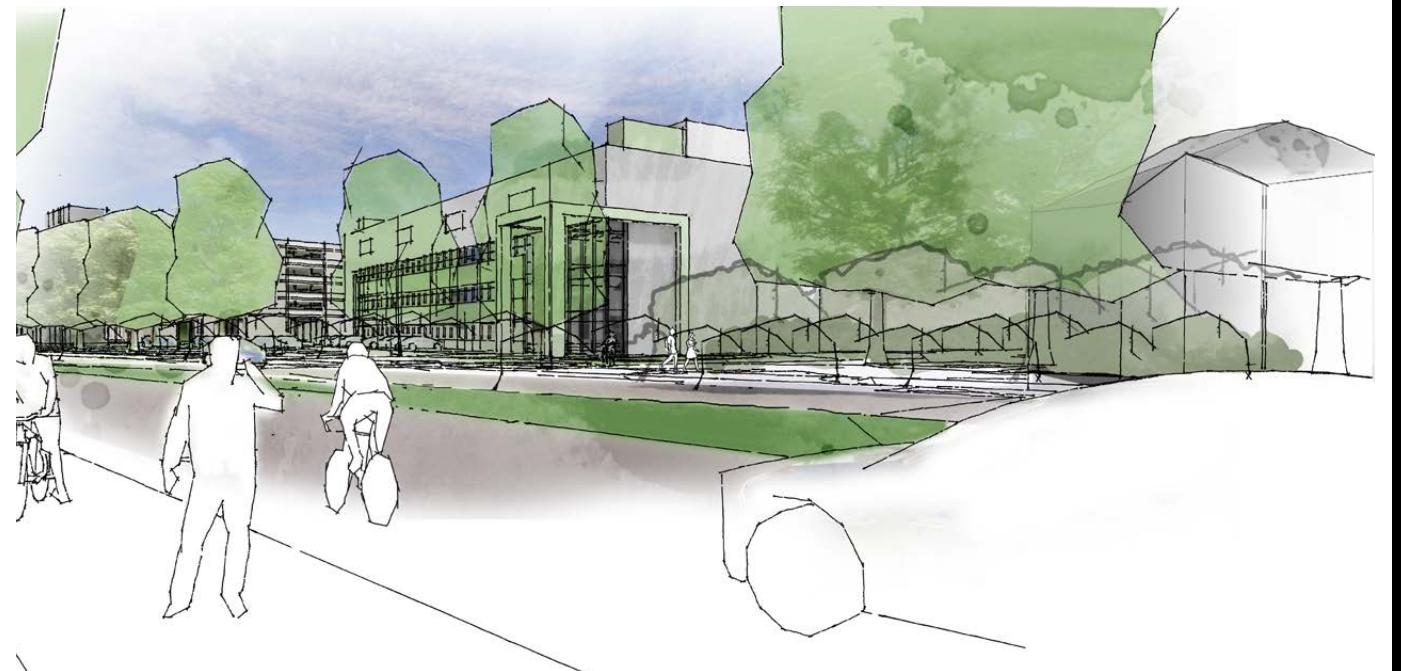
Use of standard structural sections and bolted assemblies

ASPIRATIONAL ENERGY TARGET FOR BASE BUILDING

of <30kWh/m² GIA (Average across uses)



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OCCUPATIONAL MARKET

Borehamwood has established itself as a key industrial and logistics hub within the Greater London area, benefiting from its strategic location along the A1 and excellent access to the M25, M1, and Central London. The town continues to attract strong occupier demand, particularly from logistics, last-mile distribution, and media-related industries.

With limited supply of high-quality industrial space in North London and the surrounding areas, rental values in Borehamwood have remained resilient, underpinned by sustained demand from national and international occupiers. The area has seen significant interest from e-commerce, film production, and supply chain businesses, with recent new leasing and sub-leasing transactions reflecting a competitive leasing market.

As consequence of strong rental growth in ultra-urban locations such as Park Royal and Wembley setting rents well in excess of £30 per sq ft, we anticipate locations such as Borehamwood will continue to see rental growth over the coming years. Our views here are supported by RealFor rental growth forecasts.



OCCUPATIONAL COMPARABLES

Date	Property	Size (sq ft)	Rent	Lease Terms	Tenant	Comments
Under Offer	Unit A, Borehamwood 141	c.60,000	£23.75	Confidential	Confidential	Sub-let on part of Borehamwood 141
Under Offer	Unit 3, Watford Logistics Hub	10,473	£25.00	Confidential	Confidential	Brand new, spec build
Feb-25	Unit 3, Urban Logistics Tottenham	12,690	£30.00	10 years	Freshways Cash & Carry	Brand new, spec build
Jan-25	DC9, Prologis Park Hemel Hempstead	74,770	£20.00	10 years	Aerosphere	Brand new, spec build
Jul-24	Unit 2, Origin Business Park, Park Royal	36,360	£32.50	15 years	HG Walter	Second hand refurbished
Apr-24	Unit 2, Auriol Drive, Greenford	32,709	£30.00	15 years	Electronic Theatre Controls	Second hand refurbished
Jul-22	Borehamwood 141	138,204	£23.75	15 years	Sky Studios	Brand new, spec build
Jul-22	Unit 3&4, Panattoni Park Borehamwood	159,715	£22.00	15 years	Sky Studios	Brand new, spec build

AVERAGE RENTAL GROWTH

	2025	2026	2027	2028	Average Forecast 2025-2028
UK	4.00%	2.90%	2.70%	2.80%	3.10%
London	4.40%	3.70%	3.50%	3.50%	3.80%
South East	4.60%	3.30%	3.00%	3.10%	3.50%
Watford & Borehamwood	4.90%	3.70%	3.40%	3.50%	3.80%

Source: Rental Growth Forecast provided by RealFor, January 2025



FURTHER INFORMATION

DATA ROOM

CMS are hosting a virtual data room which contains further technical and legal due diligence, including:

- Planning Documentation
- Title plans and summary
- Utilities
- Environmental and GI Reports

For access to the Data Room, please contact a member of the SBY team.

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ANTI MONEY LAUNDERING

The successful purchaser will be required to comply with ours' and the vendor's anti-money laundering requirements.

VAT

We understand the property has been elected for VAT and therefore anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

OFFERS

Offer are invited on an unconditional basis with all bids to be submitted via the bid proforma which will be provided via email.

The vendor is not obligated to accept the highest or any bid received. The bid deadline will be confirmed by SBY Real Estate during the marketing process.

CONTACTS

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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March 2025