

LOT 10 - Borehamwood

Commercial Auction - 7th May 2026

allsop



Freehold Industrial Investment

Unit 6 Devonshire Business Park, Chester Road, Borehamwood, Hertfordshire, WD6 1NA

LOT 10 - Borehamwood Freehold Industrial Investment

Unit 6 Devonshire Business Park, Chester Road, Borehamwood, Hertfordshire, WD6 1NA

GUIDE PRICE *

£900,000 - £950,000

Gross Initial Yield 7.33%

Commercial - 7th May 2026

Live Stream (the first lot to be offered at 11am)

Key Features

- Comprises a modern two storey business unit in an established business park
- Arranged over ground and first floor to provide storage and office accommodation
- Entirely let to Gemec Limited on a 10 year lease expiring in 2030, with no further breaks
- Total accommodation extending to approx. 373.9 sqm (4,025 sq ft)
- Located within the modern Devonshire Business Park where nearby occupiers include Howdens, Travis Perkins and Halfords
- Located 0.4 miles from the A1 connecting to both the M1 and M25
- VAT is applicable

Current Rent Reserved
£66,000 p.a.

Tenure

Freehold



Location

- 📍 The property is situated midway between Manor Way and Warwick Road with Chester Road to the South and Elstree Way to the north.
- 🏠 Occupiers close by include: Travis Perkins, Howdens, Yodel, Wickes, Toolstation, Halfords, Sky Studios and Travelodge
- ★ Borehamwood is situated some ten miles north-west of central London, just south of the M25 (Junction 22) and between the M1 and A1. The town also enjoys regular rail services to central London.
- 🚗 The A1 is circa 0.4 miles east of the subject property providing access to the M1 and the M25
- 🚉 Elstree and Borehamwood Rail Station is located 1.4 miles south west of the subject property providing access to St Pancras International (24 Minutes), Farringdon (27 Minutes), and City Thameslink (29 Minutes)

VAT - VAT is applicable to this lot.

Allsop

Ben Kanerick.
Tel: 077 7263 3611
Email: ben.kanerick@allsop.co.uk

Sellers Solicitor

Phillip Berry.
Teacher Stern LLP
Tel: 02072423191
Email: p.berry@teacherstern.com

Schedule

Present Lessee	Accommodation	Approx GIA		Lease Details	Current Rent (PA)	Next Review / Reversion
Gemec Limited ⁽¹⁾	Ground Floor	187.4 sq m	2,017 sq ft	10 years from 15.06.2020 Tenant break option in June 2025 NOT exercised FR& I subject to a schedule of condition	£66,000 p.a.	Reversion 2030
	First Floor	186.5 sq m	2,007 sq ft			
	Subtotal	373.9 sq m	4,025 sq ft			

(1) Established in 2015, Gemec Limited operates an international network across the UK, Ireland, Germany providing a range of renewable energy solutions from the initial design to the construction and commission of projects and maintenance. (Source: <https://www.gemec Ltd.com/>)

For the year ended 31 December 2024, Gemec Limited reported a Turnover of £27,859,200, a Pre-Tax Profit of £6,418,882, Shareholders' Funds of £8,972,179, and a Net Worth of £8,972,179 (Source Experian 15.4.2026).

Net measured by Allsop. Floor areas are sourced from the VOA (www.tax.service.gov.uk).

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Pro map



NB. The plan is for identification purposes only.



Disclaimer

--**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
5. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
6. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing. The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.