

610 Centennial Park

ELSTREE, BOREHAMWOOD, HERTFORDSHIRE WD6 3SR

HIGH QUALITY REFURBISHED OFFICE SITUATED
WITHIN AN ESTABLISHED BUSINESS PARK

610centennialpark.co.uk

5,995 SQ FT (557 SQ M) TO LET

610 Centennial Park

ELSTREE, BOREHAMWOOD, HERTFORDSHIRE WD6 3SR

GRADE A OFFICE SPACE CURRENTLY
BEING REFURBISHED ON ONE OF THE
MOST PRESTIGIOUS BUSINESS PARKS
IN THE SOUTH EAST



Description

The ground floor comprises of 5,995 sq ft of Grade A office accommodation which is currently being refurbished to a high standard with an excellent car parking allocation.

It also benefits from an enhanced entrance, remodeled reception, outdoor seating and a new bike store.

The refurbishment includes a new metal tiled ceiling with LED lighting on PIR sensors, a full access raised floor with a new carpet, refurbished WC's and shower and redecorating throughout.

The Air Conditioning system was replaced in 2016 but a full service will be carried out as part of the refurbishment.



Computer generated image.

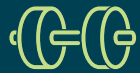
The Park

Situated on the prestigious Centennial Park, a low density business park renowned for its high-quality landscaped environment and excellent amenities including The Village Club which comprises of a Hotel, Gym, Pub, Swimming Pool and a Starbucks.

The Park is home to over 50 high profile occupiers such as Sensornet, La Cimbali, Canon and Secomak.



Hotel



Gym



Starbucks



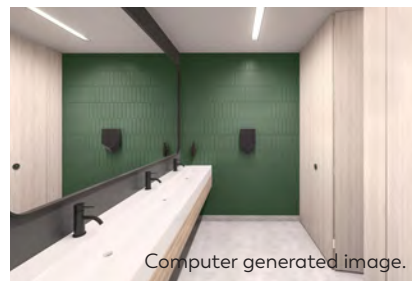
Pub & Grill



Computer generated image.

Specification

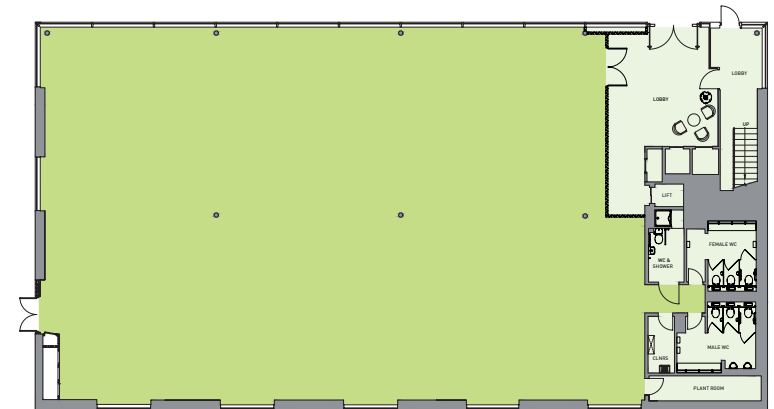
- Refurbished modern reception
- VRF air-conditioning system
- Full access raised floor
- New carpeting throughout
- Suspended ceiling with LED lighting
- Refurbished WC's and Showers
- Excellent car parking ratio (1:227 sq ft)
- Outdoor breakout space
- Cycle store
- 24 hours access
- EPC Rating C



Computer generated image.

G

5,995 sq ft (557 sq m)



Ground floor plan

Location

There are excellent transport links to Central London and the North via the A41 and M1 Motorway (Junction 4 & 5) and thereby to the M25, M40, M4 and M11.

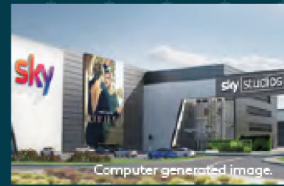
Heathrow, Stansted and Luton Airports are all located no further than 38 miles away providing both domestic and international flights on a regular basis.

Main line rail services are found at Elstree & Borehamwood which is a short 5 minute drive from the building, which provides regular services to St Pancras International / Kings Cross) and London Euston (via Watford Junction). Underground services can be found at Stanmore (Jubilee Line) which is accessible by Bus Services from the Park.

Travel

By Road	Miles	Mins
M1 (Junction 4)	2.5	7
Borehamwood	1.8	8
A1 Stirling Corner	2.8	8
M1 (Junction 5)	6.6	9
M25 (Junction 23)	64	14
Luton Airport	23	30
Heathrow Airport	25.6	35
Stansted Airport	39	44
Central London	14.5	45

By Rail (from Elstree & Borehamwood)	Mins
St Pancras International	17
Luton Airport	26
Farringdon	26
City Thameslink	27
Oxford Circus	27
Bank	38



Local amenities

- Village Hotel, Gym, Bar & Grill
- Aldenham Country Park
- Elstree Tennis Club
- London Elstree Aerodrom
- Radlett Park Golf Club
- Borehamwood Shopping Park - M&S, WH Smith, Boots, ALDI, Next, Costa, Starbucks, Sports Direct, Halfords
- BBC Elstree Centre
- REEL Cinema & Pure Gym
- Tesco Extra
- Elstree Studios
- Sky Studios (PC 2022)
- Morrisons
- Stanmore Country Park

SAT NAV REF: WD6 3SR

Viewing

By appointment through the sole agents.

610centennialpark.co.uk

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled January 2022.

Paul Smith
paulsmith@brayfoxsmith.com
07730 816995

Claudio Palmiero
claudiopalmiero@brayfoxsmith.com
07896 205786

Paul Felton
paul.felton@stimpsons.co.uk
07802 861528

