



Modern Refurbished 2nd Floor Offices

Part 2nd Floor

Lumiere, Elstree Way, Borehamwood,
WD6 1JH

Office

TO LET

4,662 sq ft

(433.11 sq m)

- Modern refurbished office
- Air conditioning
- Full access raised floors
- Onsite parking (1:251 sq ft)
- Male and Female WC facilities
- Subsidised shuttle bus service to station

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Summary

Available Size	4,662 sq ft
Rent	£130,000 per annum
Rates Payable	£6.20 per sq ft
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

Lumiere is a five storey office building set in a mature estate fronting Elstree Way. The subject premises are located on the second floor.

Location

Borehamwood is located 12 miles from Central London and is adjacent to the A1, with the M1 and M25 motorways within 3 miles.

Several household names have headquarters in Borehamwood including Signet, Elstree Studios and BBC Studios.

Lumiere forms part of the Limelight estate which is prominently located immediately fronting Elstree Way (A5135) opposite its junction with Warwick Road, less than half a mile of the A1.

Elstree and Borehamwood station is located approximately one mile from the building and offers direct access to London St Pancras with onward connections to the City of London, Luton and Gatwick airports and central Europe via Eurostar. There are 25 bus routes servicing Borehamwood with a number of bus stops next to the estate.

Viewings

Viewing strictly by appointment via sole agents.

Terms

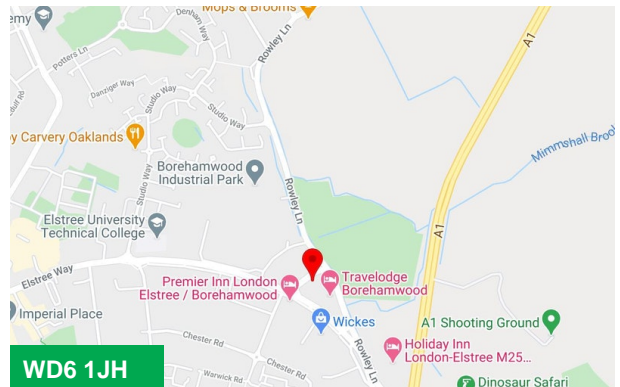
The property is available by way of a subletting on a lease to expire in September 2023.

Service Charge

£6.57 per sq ft

VAT

The property is VAT Registered and therefore VAT will be charged on rent



Viewing & Further Information

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