

**BUILDING 2, IMPERIAL PLACE
MAXWELL ROAD, BOREHAMWOOD, WD6 1JN**



TO LET – On All Inclusive Terms

Prestigious Flexible Office Accommodation

1,500 to 2,357 SQ FT (139 -219 M²)

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| <ul style="list-style-type: none">■ High quality fully fitted offices■ Flexible lease terms■ All inclusive rent■ Car parking available | <ul style="list-style-type: none">■ Plug and Play network and telephone services■ Fully stocked shared kitchen and break out room |
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LOCATION

Imperial Place is prominently located fronting Elstree Way, a short walk from Borehamwood town centre and Elstree and Borehamwood railway station. The station provides a fast and regular service to St Pancras International with onward connections to the City, Gatwick and Luton airports, Brighton and Europe via Eurostar.

The A1(M) is located within 2 miles, with Junction 23 of the M25 being within 8 miles.

Borehamwood provides retail, leisure and restaurant amenities in abundance all within easy walking distance of the building.

DESCRIPTION

Imperial Place is an imposing campus development comprising four individual buildings set within a welcoming environment with maturing trees and park benches. The campus provides its own café offering breakfast, lunch and tea, as well as break out spaces for informal meetings. Each building provides its own staffed reception.

The subject suite is located on the 2nd floor of Building 2 and is accessed via the ground floor reception via 3 lifts or an internal stairwell. The suite has recently been fitted to an exceptionally high standard and offers a mix of open plan office areas, individual offices and meeting rooms, shared reception area and managed kitchen and break out areas.

The suite provides an area up to 2,357 sq ft (219 m2).

TENURE

The accommodation is available on flexible lease terms subject to a minimum letting of one year and one day.

The accommodation is being offered by the existing tenant of a larger suite, sub dividing their office to create the space being offered. They will lease the accommodation on an all-inclusive basis at a rent to include: All utilities, business rates, access to power and voice/data comms connections within the existing floor mounted boxes, shared use of the kitchen and breakout facilities (the former will be freshly stocked on a daily basis. Car parking spaces are available.

RENT

£50 per sq ft per annum

VAT

VAT will be charged on the rent

EPC

The Energy Performance Asset Rating is D89

VIEWING

Strictly by appointment via sole agents:

GRAHAM PAYNE
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