

4 elstreegate

BOREHAMWOOD HERTS



AIR CONDITIONED OFFICES
WITH PARKING
FIRST FLOOR 9,962 SQ FT
TO LET

4 elstreegate

BOREHAMWOOD HERTS WD6 1JS



location

Borehamwood is located 12 miles from Central London and immediately adjoins the A1, with the M1 and M25 motorways within 3 miles. Elstree Gate occupies a prominent location immediately fronting Elstree Way (A5135) at its junction with Warwick Road, only half a mile from the A1. Elstree and Borehamwood station (Thameslink) is located approximately 1 mile from the Elstree Gate with direct access to St Pancras 24 mins, WCity Thameslink 28 mins and Luton Airport 46 mins.

Borehamwood town centre provides a range of retail, café, restaurant and leisure facilities.

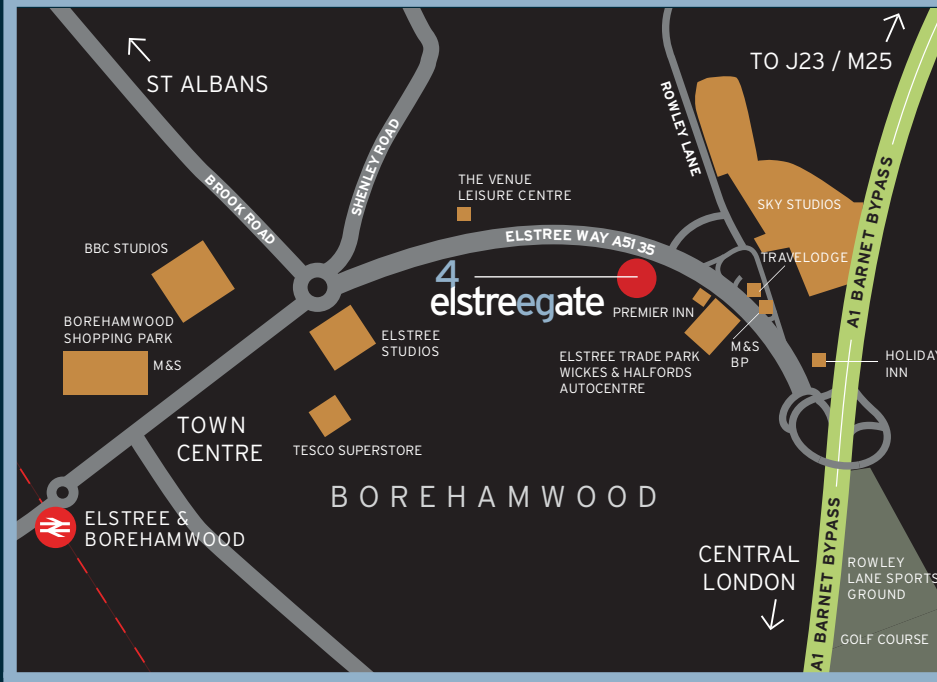
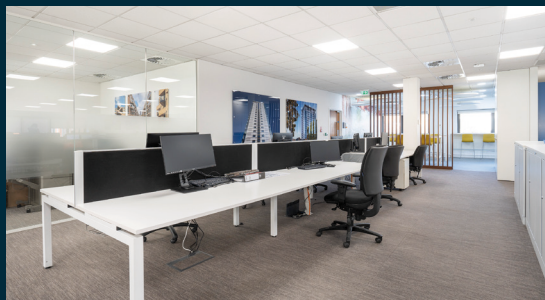


description

Elstree Gate is a modern development of 7 two storey office buildings set in mature landscaped grounds fronting Elstree Way. The available space comprises the entire first floor of 4 Elstree Gate with shared entrance with the ground floor occupier. A passenger lift and stairs provide access to the first floor which has dedicated staff kitchen/dining area and WCs. The space is fully air conditioned with raised floors, suspended ceilings and recessed LED lighting. The floor is largely open plan with a number of private offices.

accommodation

First Floor 9,962 sq ft NIA 925.5 sq m



Air conditioning



Full access raised floors



Suspended Ceilings



LED lighting



Kitchen/ Staff room



50 parking spaces

lease

Available on a sub-lease for a term expiring Sept 2029 outside the Landlord & Tenant Act 1954.

rent

On application.

epc

EPC rating is available on request.

viewing

Strictly by appointment through sole agents.

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