



THE WATERFRONT

ELSTREE ROAD, ELSTREE, WD6 3BS

CONTEMPORARY REFURBISHED OFFICES IN AN ESTABLISHED BUSINESS ENVIRONMENT

AIR CONDITIONED SPACE AVAILABLE FROM 3,115 TO 26,817 SQ_FT CLOSE TO THE M1 (JUNCTION 5)

waterfront-elstree.com

TASMAN HOUSE



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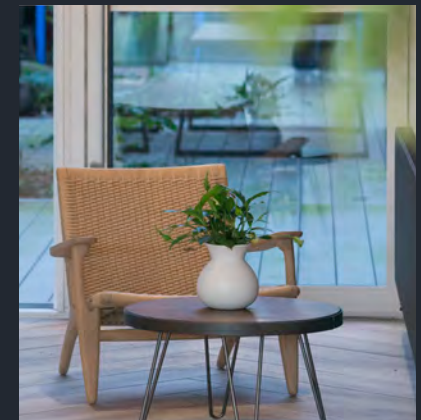
The Waterfront comprises three buildings. The available Tasman House offers substantially refurbished offices including a new entrance and reception with high quality finishes throughout.

The Waterfront is an exceptional working environment for any business and its staff to enjoy and is already home to Michels & Taylor, Trafallog, Nuvasive and Lombard.

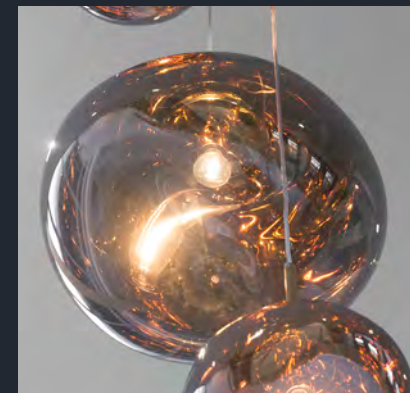


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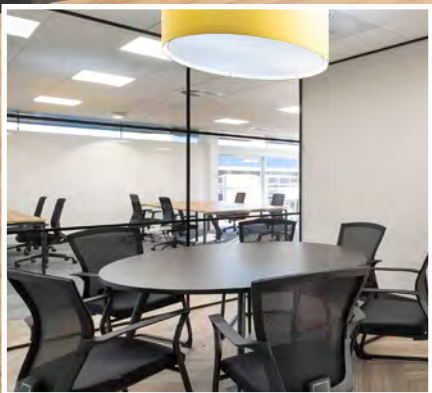
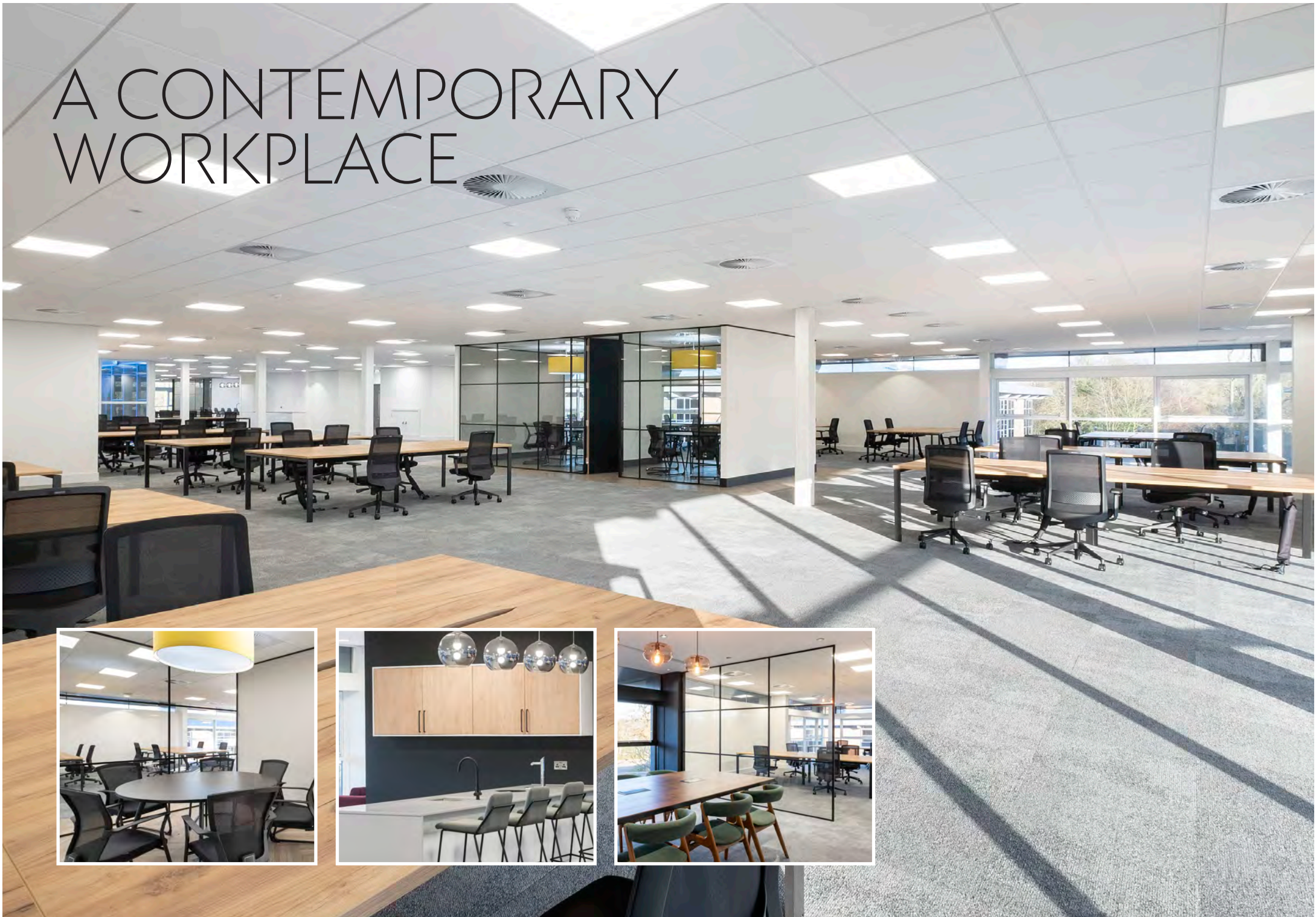




High quality entrance and reception offering casual meeting and waiting areas leading to courtyard breakout area.



A CONTEMPORARY WORKPLACE



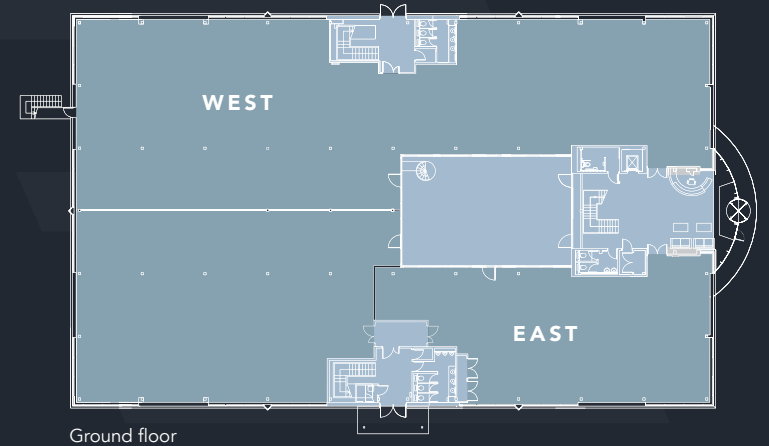
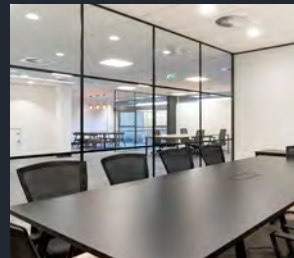


SPECIFICATION

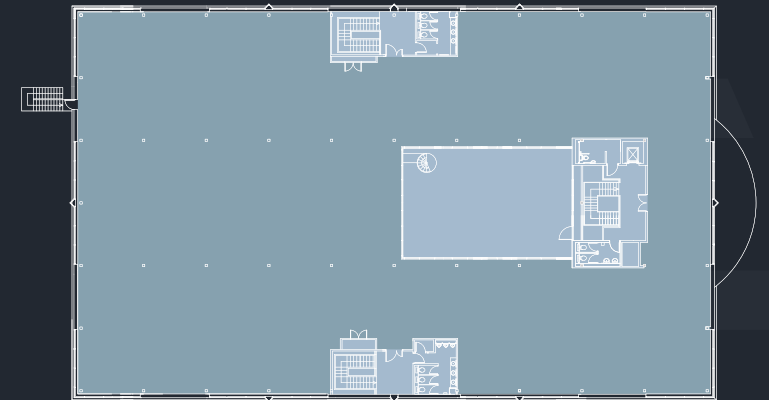
- New VRF air conditioning
- New LED lighting
- New carpets and suspended ceilings
- Full access raised floors
- New building reception and meeting space
- New courtyard breakout area
- Male, female and full access WC's
- Shower room
- Lift
- Parking 1 space per 260 sq ft
- EPC rating A24
- Bus service with connection to Elstree & Borehamwood Station

AVAILABILITY

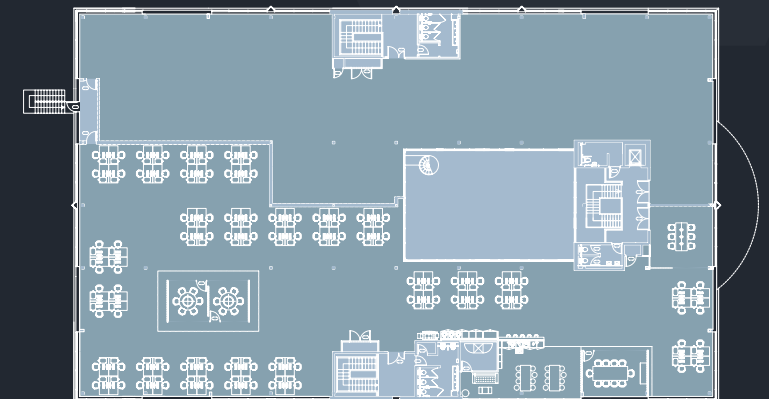
Floor	sq ft	sq m
Ground floor east	3,115	285.4
Ground floor west	7,650	710.7
First - whole	16,052	1,491.3
Total	26,817	2,491.4
The first floor can be split as follows:		
First - part	8,972	833.4
First - part	6,920	642.8



Ground floor



First floor



First floor - potential split

PLENTY TO GO OUT & ABOUT FOR

Elstree and the surrounding areas offer an abundance of amenities including golf clubs, a variety of Hotels from budget to 4 star quality, spas, shopping centres and local pubs and restaurants in the village of Elstree

Adjacent to The Waterfront is Aldenham Country Park where you can unwind from the days work. Take in the surroundings on one of the nature walks, the whole park is a wildlife haven, or just sit by the 65 acre lake and use the picnic areas for lunch.



Local amenities

-  Aldenham Park
-  The Fishery Inn
-  Hilton Hotel
-  Ramada Hotel
-  Shops and restaurants in Elstree village
-  Elstree Golf Club
-  Elstree Aerodrome
-  Village Hotel Elstree (De Vere) with swimming pool and health club



GETTING AROUND WITH EASE

The Waterfront is accessed from the A411 close to its junction with the A41, which connects directly to the M1 motorway at junctions 4 and 5 (both within 4 miles).

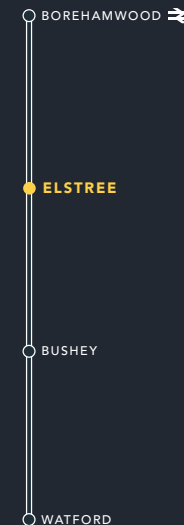
Elstree is located approximately 15 miles north of Central London and 6 miles southeast of Watford. The M25 motorway is within approximately 6 miles.

The A411 provides direct access to the A1 at Stirling Corner which is within 3 miles.

Elstree & Borehamwood station provides fast connections to Central London and Luton Airport there is a frequent bus service which stops outside the Waterfront operating between Watford and Borehamwood.



ARRIVA W7 & W9 BUS ROUTE



Minutes from Elstree & Borehamwood

Miles from The Waterfront

17
St Pancras International

3
A1 Stirling Corner

26
Luton Airport

4
M1 Junctions 4&5

26
Farringdon

6
M25 Junction 23

27
City Thameslink

16
Central London

27
Oxford Circus

19
Luton Airport

38
Bank

40
Stansted Airport



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CONNECTIVITY REPORT

The report is available to download at the website.

waterfront-elstree.com

James Shillabeer

020 3362 4351
jameshillabeer@brayfoxsmith.com

Paul Smith

020 7629 5572
paulsmith@brayfoxsmith.com



Graham Payne

01707 259599
gp@stimpsons.co.uk

Paul Felton

01923 604024
pmf@stimpsons.co.uk

Stimpsons

01707 259599
www.stimpsons.co.uk

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TASMAN HOUSE