

ELSTREE GATE

BOREHAMWOOD, HERTS WD6 1JS

High Quality Office Accommodation For Sale or To Let

ELSTREE GATE

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OPPORTUNITY

- Modern, self-contained units available for sale or to let
- High quality efficient office accommodation
- Prominent location
- Excellent parking provision
- Landscaped environment

LIFESTYLE

- Vibrant centre with national retailers, café and restaurant chains close by
- 12 hotels within a 5 mile radius of the town centre including a Premier Inn immediately adjacent
- 3 health and fitness clubs plus swimming pool
- Dyrham Park Golf Course, Radlett Park Golf Course
- Top Golf Game Centre and American Golf Driving Range
- Cinema and A1 Shooting Ground
- 3 Childcare Day Nurseries

ACCESS

- Less than 5 minutes drive to A1
- 2.4 miles to M25 (Junction 23)
- 3 miles to M1 (Junction 4)
- Fast road links to Stansted and Luton Airports
- 23 minutes by train to Central London
- Fast access by train to St Pancras International (Eurostar) and Luton Airport



Unit 4 floor space

ELSTREE GATE

LOCATION

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

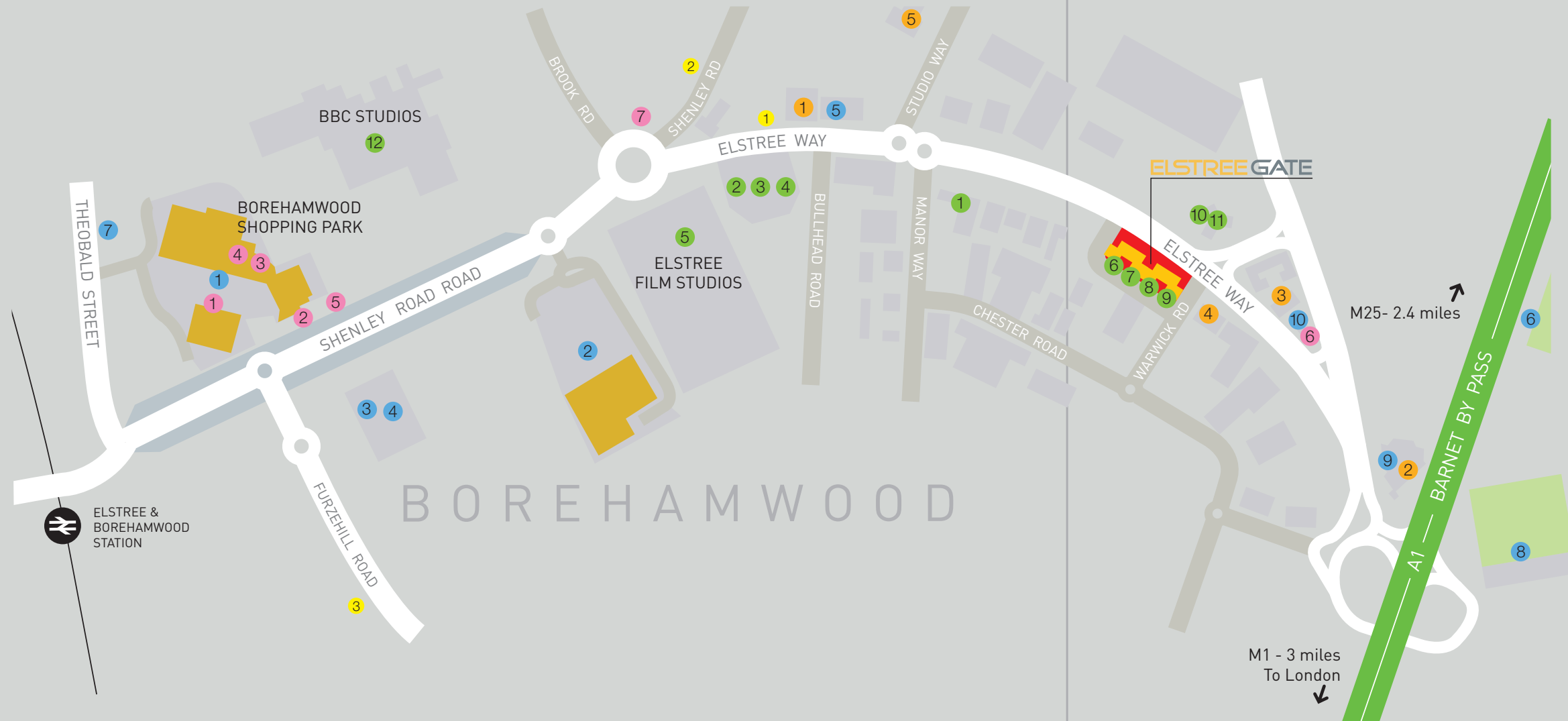
Several household names have headquarters in Borehamwood including Pizza Hut, KFC, Signet, Elstree Studios and BBC Studios.

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 is located approximately 1 mile from the Elstree Gate with direct access to St Pancras, where you can access 6 London Underground lines.

There are 25 bus routes servicing Borehamwood and there are a number of bus stops immediately adjacent to the Estate.



Leisure and shopping

- 1 Borehamwood Shopping Park
 - M&S Simply Food
 - Next
 - WH Smith
 - Boots
 - New Look
 - Outfit
 - JD Sports
 - Argos Extra
 - Laura Ashley
 - Body Shop
 - Clinton Cards
 - Sports Direct
 - Wickes
 - Clarks
- 2 Tesco
- 3 Reel Cinema
- 4 Virgin Active Health Club
- 5 The Venue Health and Fitness and swimming pool
- 6 A1 Shooting Ground
- 7 Top Golf Game Centre
- 8 American Golf shop and driving range
- 9 Club Motivation Fitness Centre
- 10 M&S Simply Food

Day Care Nurseries

- 1 Cheeky Monkeys
- 2 Kidstuff
- 3 Starjumps

Eating and drinking

- 1 Nandos
- 2 Zinco
- 3 Costa Coffee
- 4 Starbucks
- 5 Café Nero
- 6 Wild Bean Café
- 7 McDonald's

Hotels

- 1 Ibis
- 2 Holiday Inn
- 3 Travelodge
- 4 Premier Inn
- 5 Innkeepers Lodge

Local Occupiers

- 1 BNP Paribas
- 2 Pizza Hut
- 3 KFC
- 4 Signet
- 5 Elstree Studios
- 6 Hutchinson Telecom
- 7 Cable & Wireless
- 8 Symphony Plastics
- 9 Ivan Sopher
- 10 Barclays Bank
- 11 Intel
- 12 BBC Studios

ELSTREE GATE

DESCRIPTION

Elstree Gate is a modern development of 7 two storey office buildings set in mature landscaped grounds fronting Elstree Way.

Each building offers self-contained office accommodation over ground and first floors and benefit from air-conditioning, a lift in each building and an excellent car parking ratio of 1 space per 200 sq ft.

SPECIFICATION

- Air-conditioning
- Modern buildings, soon to be refurbished
- Full access raised floors
- Open plan accommodation
- Landscaped estate
- Self-contained buildings
- 1:200 sq ft car parking ratio

EPC RATINGS

- Unit 1** - Rating D 78
- Unit 2** - Rating D 84
- Unit 3** - Rating D 84
- Unit 4** - Rating C 75

ACCOMMODATION

Unit 1	sq ft	sq m
Ground Floor	5,027	467.0
First Floor	4,577	425.2
Total	9,604	892.2

*Unit 2 - Available soon	sq ft	sq m
Ground Floor	3,675	341.4
First Floor	3,597	3,597
Total	7,272	675.6

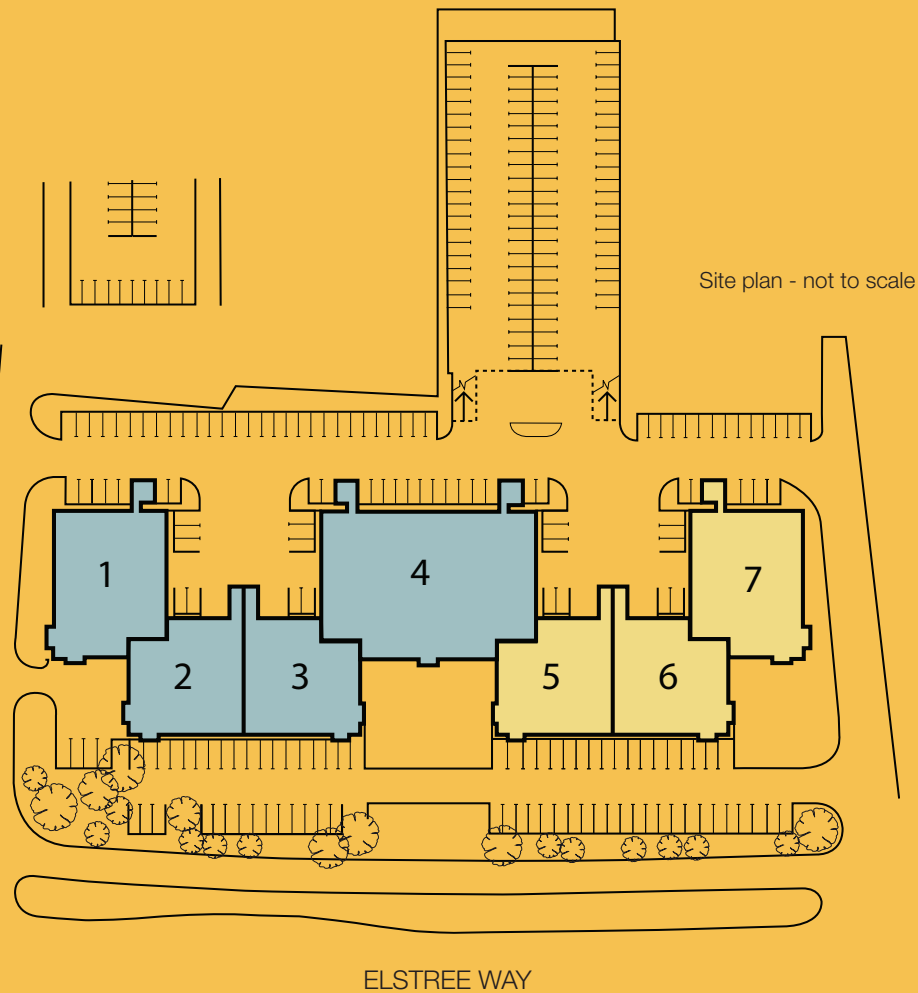
*Unit 3 - Available soon	sq ft	sq m
Ground Floor	3,678	341.7
First Floor	3,593	333.8
Total	7,271	675.5

No.4	sq ft	sq m
Ground Floor	9,727	902.4
First Floor	9,962	924.4
Total	19,689	1,854.7

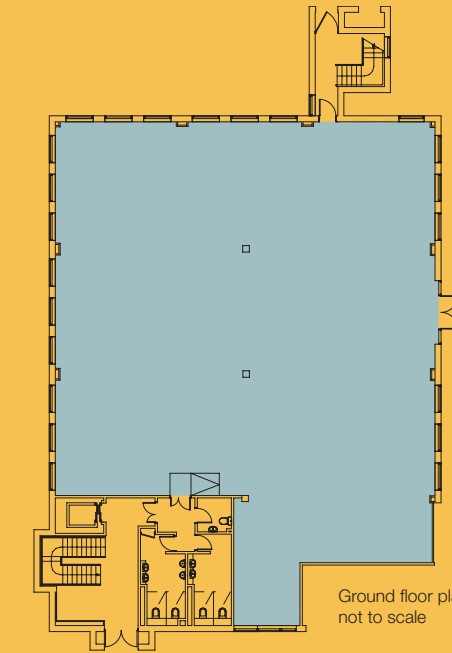
*Units 2&3 are also available connected providing a total of 14,550 sq ft.

Units No.5, No.6 and No.7 are Let to companies including Cable & Wireless and Symphony Plastics.

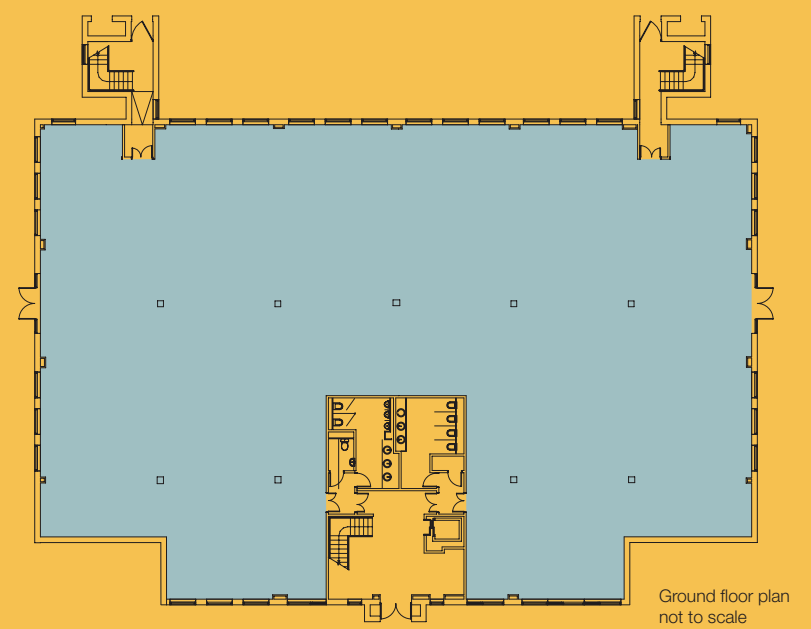
Options available to combine any or all of the units to create up to 19,689 sq ft (1,854.7 sq m).



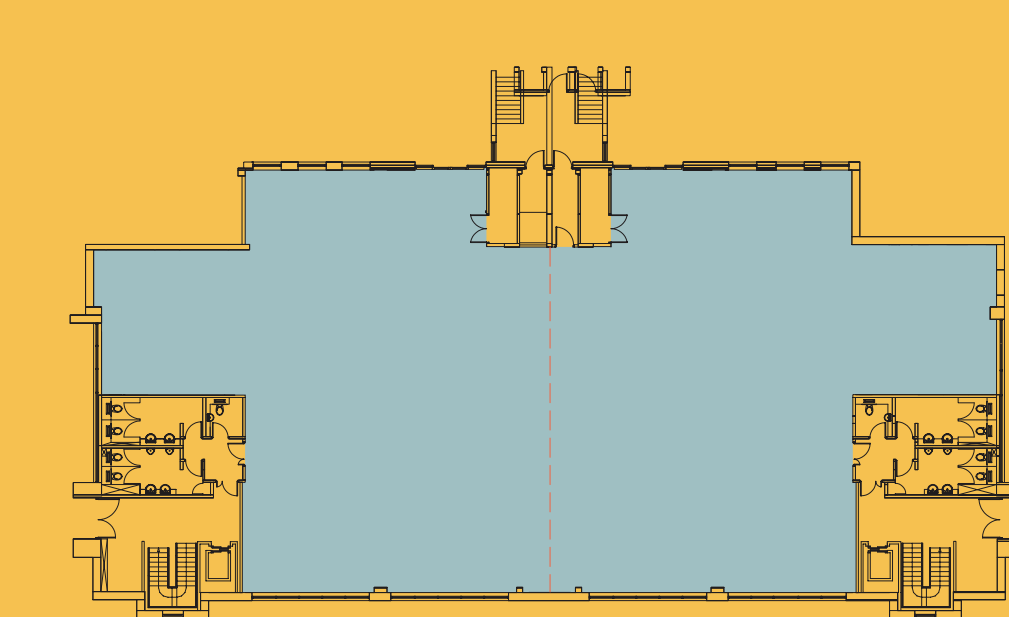
Unit 1 - 9,604 sq ft (892.2 sq m)



Unit 4 - 19,689 sq ft (1,854.7 sq m)



Unit 2 - 7,272 sq ft (675.6 sq m)



Unit 3 - 7,271 sq ft (675.5 sq m)

Currently a single unit, but can be split.

Ground floor plan not to scale

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Elstree Way, Borehamwood, Herts WD6 1JS



COMMUNICATIONS

By Road

A1	0.5 miles
M25 (Junction 23)	2.4 miles
M1 (Junction 4)	3 miles
North Circular	8 miles
Central London	12 miles
M11 (Junction 27 M25)	19 miles
Stansted	36 miles

By Rail

St Pancras International (Peak)	14 minutes
Luton	22 minutes
St Pancras International (Non peak)	23 minutes
Blackfriars	35 minutes
Gatwick	80 minutes
Heathrow	85 minutes

*Source www.theaa.com and www.nationalrail.co.uk

By Bus

Borehamwood is served by a variety of bus routes from other Hertfordshire towns and from North London. Bus stops are located immediately adjacent to Elstree Gate.



Terms

Upon application. Available for sale or to let.

Viewing

Strictly by appointment via joint agents.

elstreegate.com

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