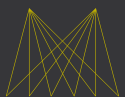


LIMELIGHT

BOREHAMWOOD
WD6 1JH

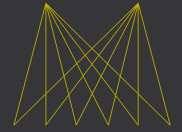


Indicative computer generated image of proposed café.

SCENE

Limelight is a high quality office complex strategically located for easy access to the A1(M) and Borehamwood town centre. The complex combines two buildings, Lumiere and Premiere.

Sky have developed a new 27.5 acre studio facility immediately adjacent to Limelight providing sound stages from 10,000 to 30,000 sq ft and creating 2,000 new jobs and building in Borehamwood's rich historical links with the film and media industries through BBC Studios and Elstree Studios.



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Indicative computer generated image of proposed exposed ceiling refurbishment.



SHINE

Flexible and contemporary space where your business and staff can thrive.

The suites available interconnect on each floor and are served by a number of internal stairwells. Accommodation is available in a variety of different sizes between 3,299 sq ft and 22,426 sq ft.



Indicative computer generated image of proposed fourth floor suite.



Indicative computer generated image of proposed café.



Indicative computer generated image of proposed Gym.

The available space is located across the second, third and fifth floors available as individual suites from 2,342 sq ft or combined.

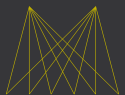
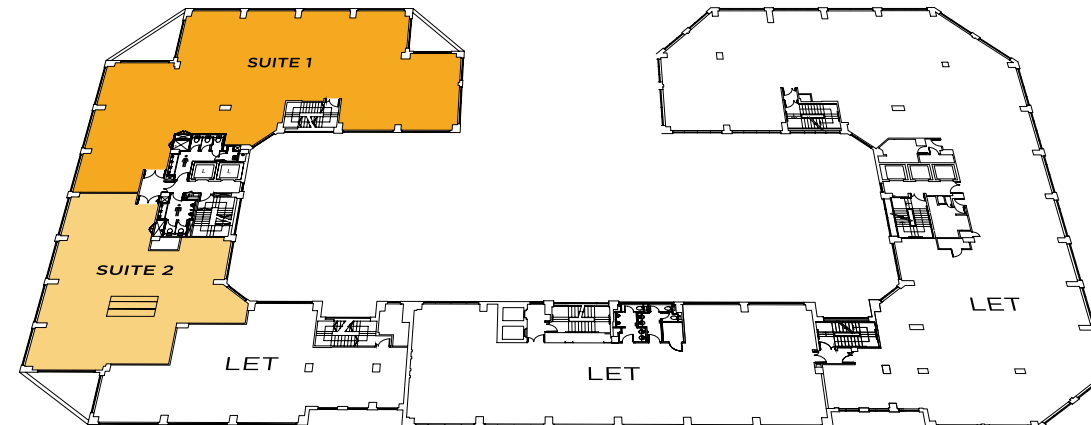
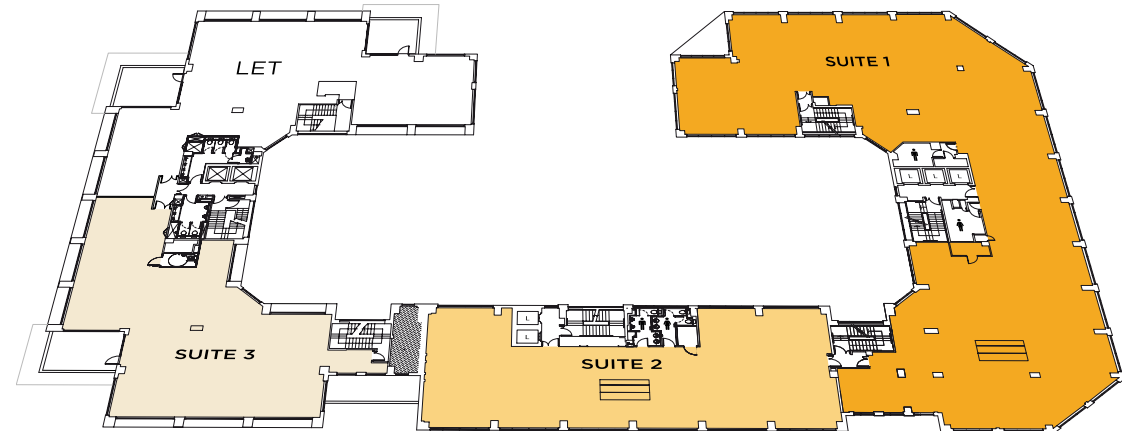
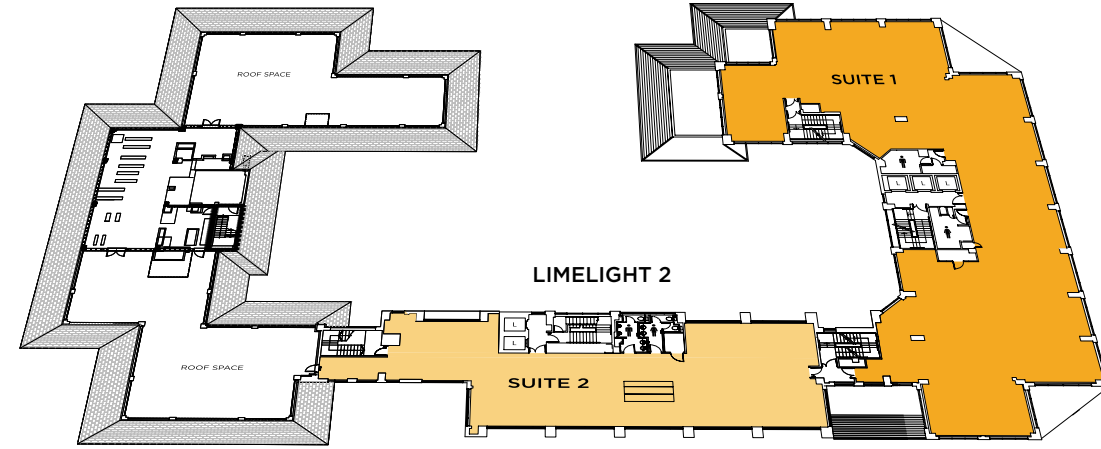
The third and fourth floors connect via internal stairwells so contiguous space totalling up to 22,246 sq ft.



Indicative computer generated image of proposed fourth floor suite.

LIMELIGHT 1

LIMELIGHT 3



4

FLOOR

Building		sq ft	sq m
Limelight 3	Suite 1	7,088	658
Limelight 2	Suite 2	3,229	300
	Combined	10,317	958

3

FLOOR

Building		sq ft	sq m
Limelight 3	Suite 1	8,399	780
Limelight 2	Suite 2	3,769	350
Limelight 1	Suite 3	3,710	345
	Combined	Up to 15,879	1,475

2

FLOOR

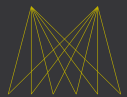
Building		sq ft	sq m
Limelight 1	Suite 1	4,262	396
Limelight 1	Suite 2	2,342	217
	Combined	6,604	613



Indicative computer generated image of proposed traditional floor refurbishment.



Indicative computer generated image of proposed fourth floor suite.



Indicative computer generated image of proposed Fourth floor suite.



Indicative computer generated image of proposed fourth floor suite.



SPECIFICATION

VRV air conditioning

Suspended ceilings

LED lighting

Raised floor with 100mm void

Cat A plus/Fitted solutions available

New Business lounge for individual break out or bookable for team meetings

New gym with area for classes and showers

WC facilities

Shower facilities

On-site security

Car parking ratio 1:251 sq ft

EPC Rating - B36

LIVE

Borehamwood is full of life where you can enjoy the many amenities and leisure facilities on offer.

Occupiers at Limelight benefit from being in close proximity to retailers such as Next, Argos, Boots and Marks & Spencer as well as a variety of cafés, restaurants and the Reel cinema. Health, fitness, sports and leisure activities are also close by at the Virgin Active gym and The Venue.

Retail & Leisure facilities

Borehamwood Shopping Park

- M&S Simply Food
- Next
- Aldi
- Sports Direct
- WH Smith
- Boots
- JD Sports
- Argos
- Body Shop
- Sports Direct
- Clarks
- Halfords
- Lidl
- Metro Bank
- Pets at Home

Superstore

- Tesco

Elstree Trade Park

- Wickes
- Halfords Auto Centre
- HSS Hire
- TLC - Discount Electrical Distributors
- National Tyres & Autocare

Activities & Leisure

- Virgin Active Health Club
- The Venue Health and Fitness and Swimming pool
- Club Motivation Fitness Centre
- Reel Cinema
- A1 Shooting Ground
- Top Golf Game Centre
- American Golf shop and driving range

Restaurants & Cafés

- Nando's
- Costa Coffee
- Starbucks
- Café Nero
- Wild Bean Café

Hotels

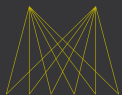
- Ibis
- Holiday Inn
- Travelodge
- Premiere Inn
- Innkeepers Lodge

Day Care Nurseries

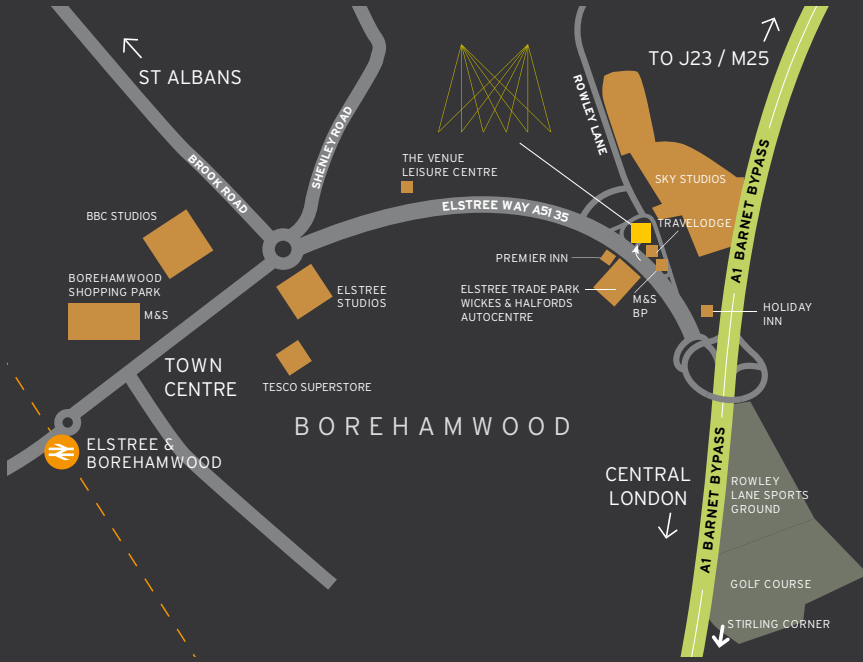
- Cheeky Monkeys
- Kidstuff
- Starjumps

Arts, Film & Media

- Sky Studios
- Elstree Studios
- BBC Studios



CONNECT



Sat Nav Ref: WD6 1JH

Limelight occupies a prominent position just minutes from the A1(M) with quick and easy access to junction 23 of the M25 Motorway & only 13 miles from Central London.

Elstree & Borehamwood station provides a frequent service into St Pancras International (17 mins).

COMMUNICATIONS



ROAD

	(miles)
A1	0.3
M25 (Junction 23)	2.5
M1	2.5
Central London	13



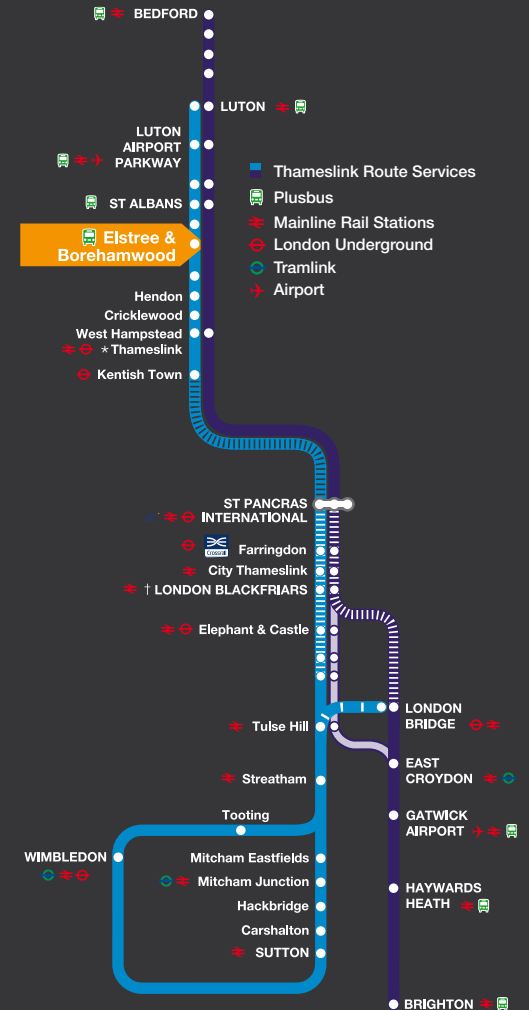
AIR

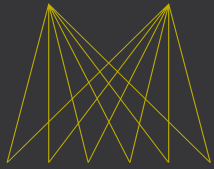
	(miles)
Luton Airport	24
Heathrow Airport	32
Stansted Airport	36
Gatwick Airport	75



RAIL

	(minutes)
Fastest Journey time from Elstree & Borehamwood:	
St Pancras International	17
City Thameslink	27
Luton	26
Oxford Circus	37
Bank	38
Brighton	98





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VIEWING

Strictly by appointment through the joint agents.

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