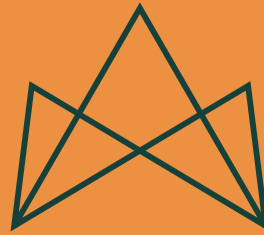


# LIMELIGHT

BOREHAMWOOD WD6 1JH



## WELCOME TO LIMELIGHT

OPPOSITE THE NEW SKY STUDIOS IN WHAT IS NOW BOREHAMWOOD'S CREATIVE QUARTER, LIMELIGHT IS BEING FULLY REPOSITIONED TO PROVIDE BEST-IN-CLASS OFFICE SPACE IN BOREHAMWOOD & THE WIDER NORTH WEST M25.



# MAKING AN ENTRANCE



Indicative CGI of the building exterior.





# FIRST IMPRESSIONS

^ Indicative CGI of the entrance.



# ACTION

Limelight has been repositioned with the modern-day occupier firmly in mind. The new café and business lounge will be the heartbeat of Limelight with an amazing f&b offer and has been carefully designed to offer informal breakout areas, meeting rooms for larger groups or you can just pop in for a coffee or lunch. In addition, staff will be able to make the most of their time with the new on-site gym, fitness studio and state-of-the-art changing facilities.



^ Indicative CGI of the business lounge & café.



# SHINE

Cool and contemporary space where your business and staff will thrive.



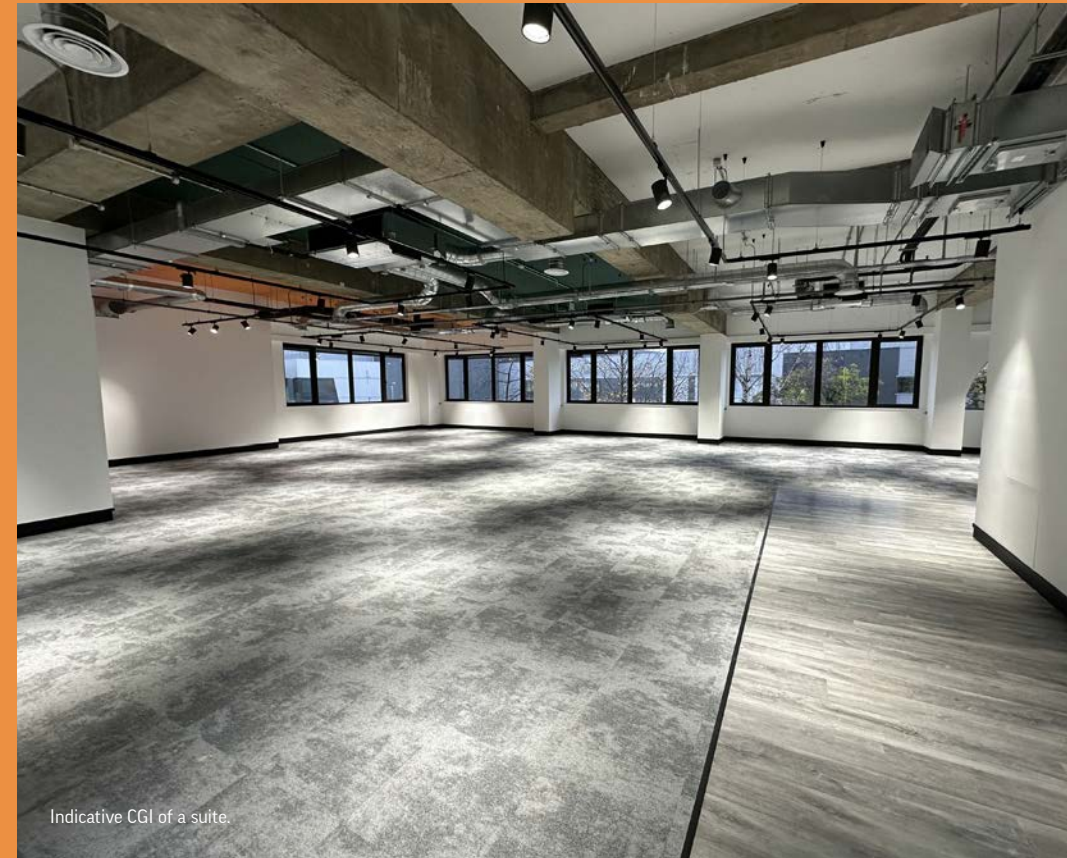
^ Indicative CGI of a fully fitted suite.



^ Indicative CGI of a kitchen.



Indicative CGI of a suite.



Indicative CGI of a suite.





Indicative CGI's of a fully fitted suite.





# STARRING



Bespoke fitted suites available



Business lounge



VRV air conditioning



LED lighting



Suspended ceilings



Raised floor with 100mm void



Shower facilities



On-site café



Gym and fitness studio



WC facilities



On-site security



Car parking ratio 1:251 sq ft



^ Indicative CGI of the business lounge & café.



^ Indicative CGI of the gym.

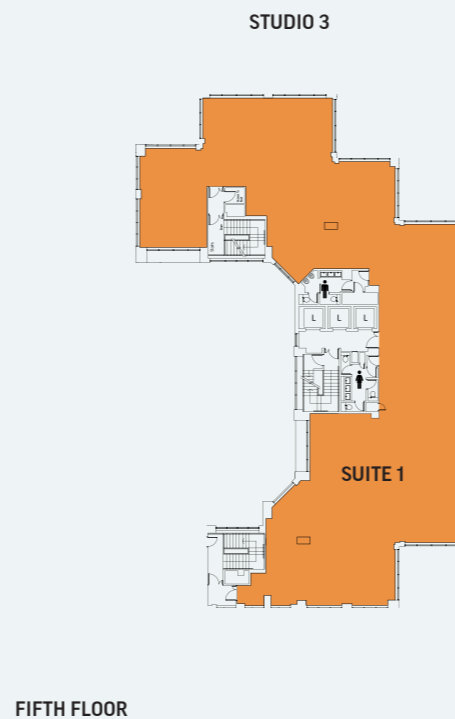
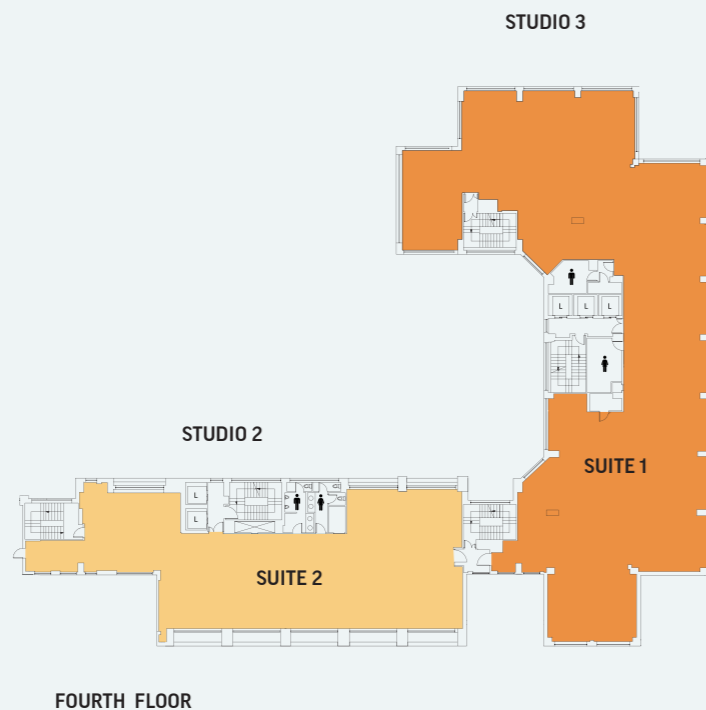
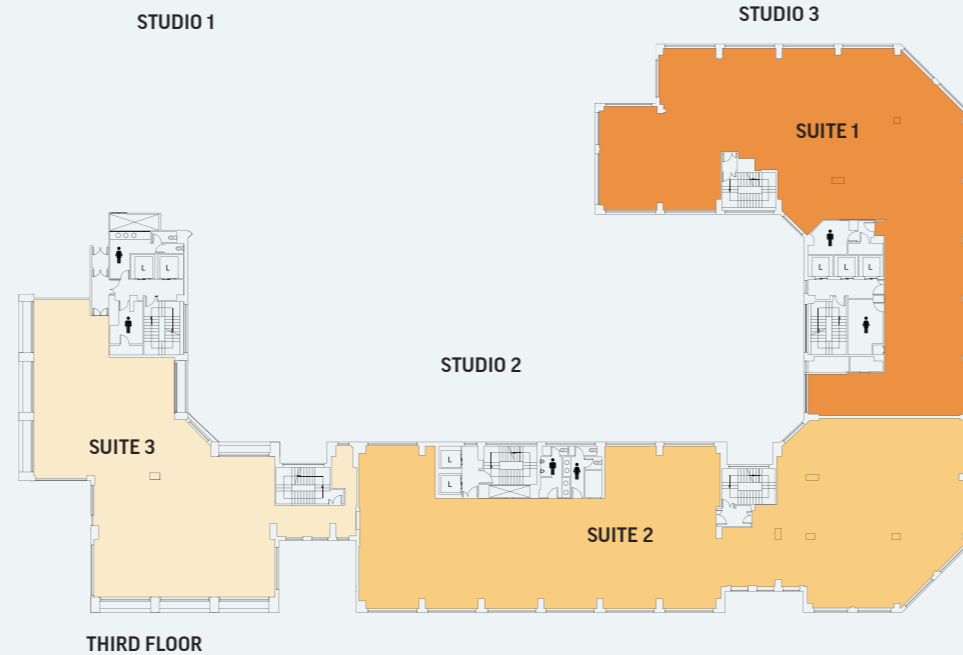


# THE STAGE

## SMALL STUDIOS

Limelight offers a number of smaller office/studio style suites ranging in size from 2,300 sq ft to 6,900 sq ft all of which have been refurbished to a Cat A standard ready for you to undertake your fit-out or we can take the strain and deliver your fit-out for you.

Second floor		sq ft
Studio 1	Suite 2	2,342
Third floor		sq ft
Studio 1	Suite 3	3,709
Studio 2	Suite 2	6,510
Studio 3	Suite 1	5,527
Fourth floor		sq ft
Studio 2	Suite 2	3,365
Studio 3	Suite 1 (Cat A+)	6,894
Fifth floor		sq ft
Studio 3	Suite 1	5,161

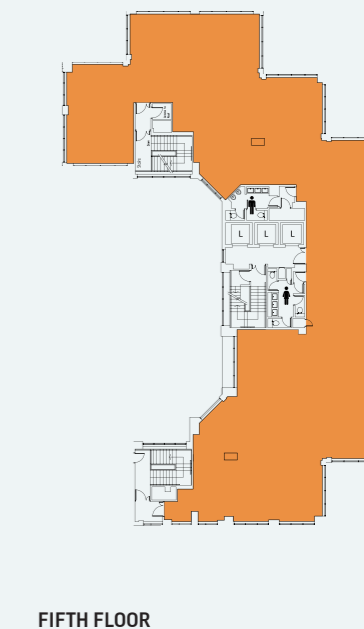
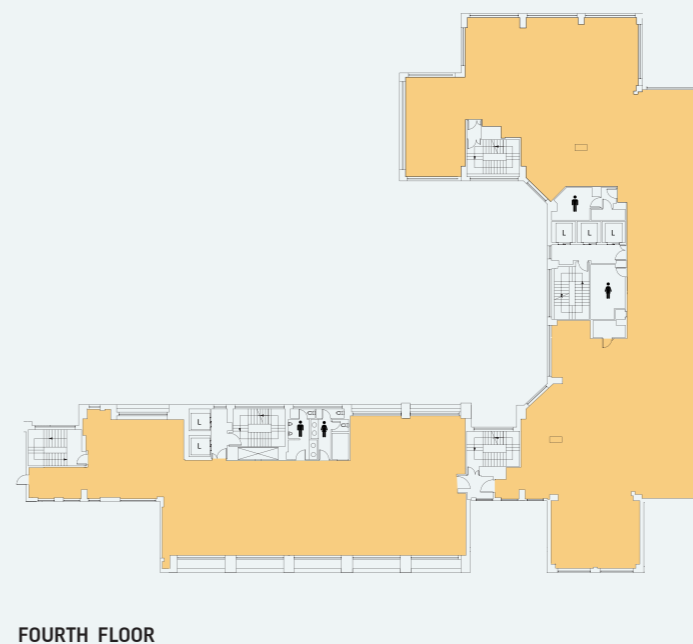
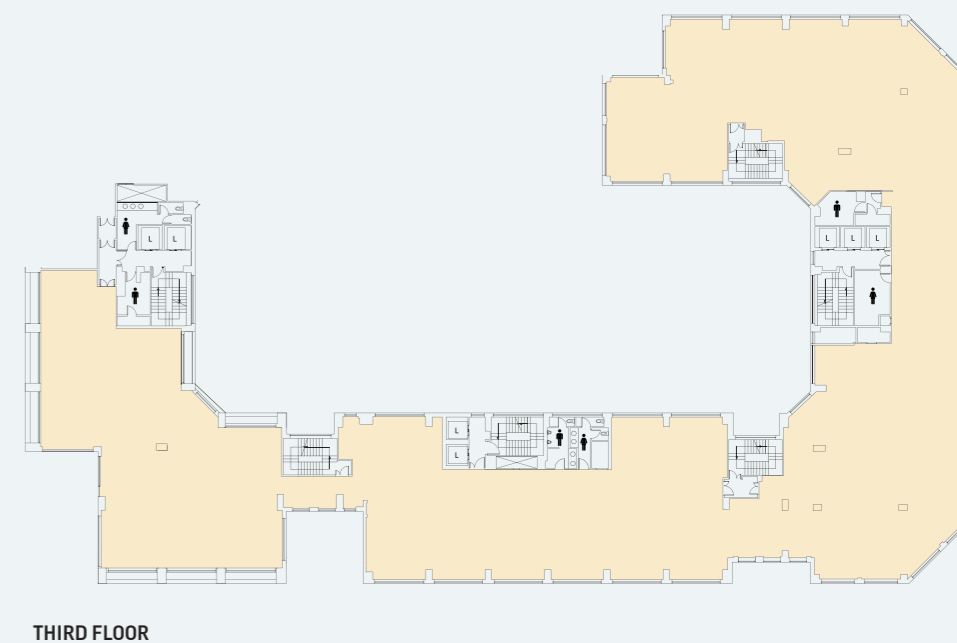


## LARGE STUDIOS

In addition to our small suites, contiguous accommodation can be created across the 3rd, 4th & 5th floors to provide options up to 31,150 sq ft.

Building	sq ft
Third Floor	15,746
Fourth Floor	10,259
Fifth Floor	5,161
<b>Total</b>	<b>31,166*</b>

\*Or any permutation in between





# LIVE

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

It has rich historical links with the film and media industries through BBC Studios and Elstree Studios.

Sky have recently 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.





# BIG NAMES

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.



## LIMELIGHT

SAT NAV REF: WD6 1JH

### Retail & Leisure facilities

#### Borehamwood Shopping Park

- M&S Simply Food
- Costa Coffee
- Starbucks
- Prezzo
- Next
- Anytime Fitness
- Aldi
- Sports Direct
- WH Smith
- Boots
- JD Sports
- Argo
- Body Shop
- Clarks
- Halfords
- Metro Bank
- Pets at Home

#### Supermarkets

- Tesco
- Lidl

#### Elstree Trade Park

- Wickes
- Halfords Auto Centre
- HSS Hire

#### Activities & Leisure

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

#### Restaurants & Cafés

- Nando's
- Wild Bean Café
- McDonald's
- KFC
- Subway
- Greggs

#### Hotels

- Ibis
- Holiday Inn
- Travelodge
- Premiere Inn

#### Day Care Nurseries

- Cheeky Monkeys
- Kidstuff
- Starjumps

#### Arts, Film & Media

- Sky Studios
- Elstree Studios
- BBC Studios



CENTRAL LONDON ↓

STIRLING CORNER ↓

TO J23 / M25 ↗

ROWLEY LANE SPORTS GROUND



M25

A1(M)

J23

M25



sky studios

A1  
BARNET  
BY-PASS





# CONNECT

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).

## BY ROAD (miles)



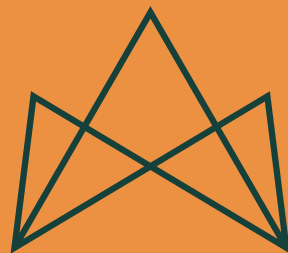
## AIRPORTS (miles)



## BY RAIL (minutes)

Fastest Journey time from Elstree & Borehamwood:





# LIMELIGHT

BOREHAMWOOD WD6 1JH

[limelight-borehamwood.co.uk](http://limelight-borehamwood.co.uk)

## VIEWING

Strictly by appointment through the joint agents.



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