

RECENTLY REFURBISHED, GRADE A
OFFICES AVAILABLE IN A PROMINENT
TOWN CENTRE LOCATION

4 ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JS

GRADE A OFFICE SPACE IN THE HEART OF BOREHAMWOOD

The available space on the first floor has been fully refurbished to an exceptional standard. The building sits in a prominent position fronting Elstree Way, with excellent transport connections, being just 0.3 miles from the A1, 2.4 miles to the M25 and 3 miles from the M1. The town hosts a diverse range of businesses, including the new Sky Studios, Elstree Studios and BBC Studios.

The surrounding area features a mix of industrial, trade units, residential properties, and office spaces, with global brands like BMW and Mini having a strong presence. Additionally, the new Panattoni development and the expanding Sky Studios are contributing to the area's growth as a major employment hub.

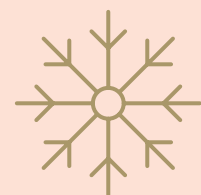




**THE FIRST FLOOR HAS BEEN FULLY
REFURBISHED AND OFFERS GRADE A
OFFICES, INCLUDING A REMODELLED
RECEPTION, END OF JOURNEY FACILITIES
AND EV CHARGING POINTS**



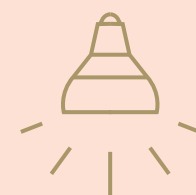
SPECIFICATION



VRF air-conditioning



EPC Rating: B



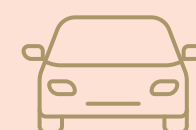
LED lighting



Shower facilities



WC facilities



44 car spaces
at a ratio of 1:223 sq ft



4 EV charging points

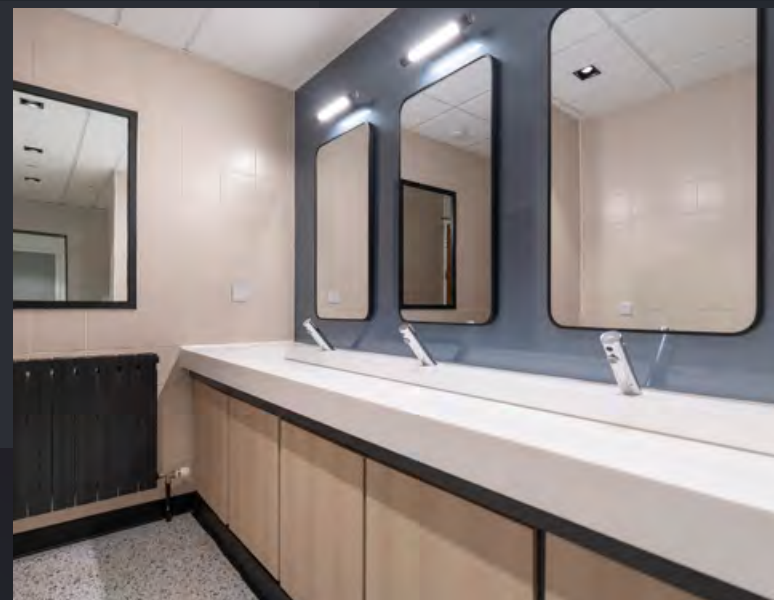
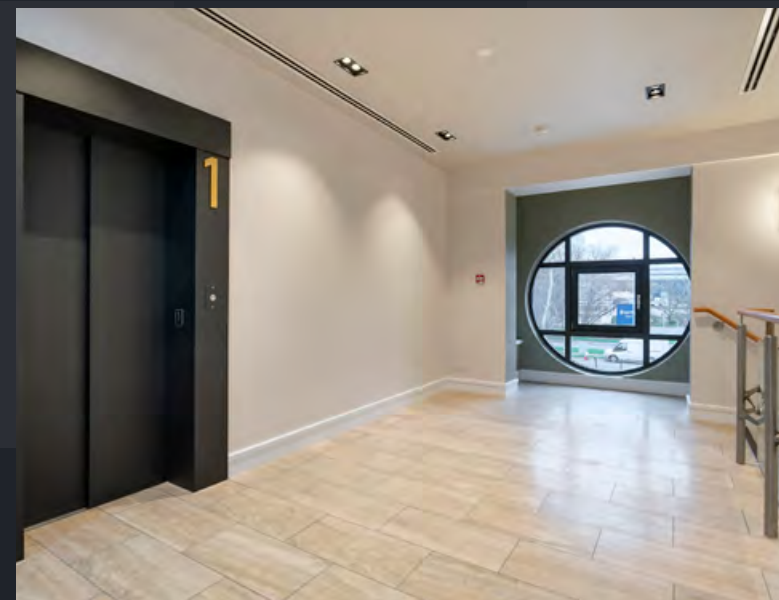
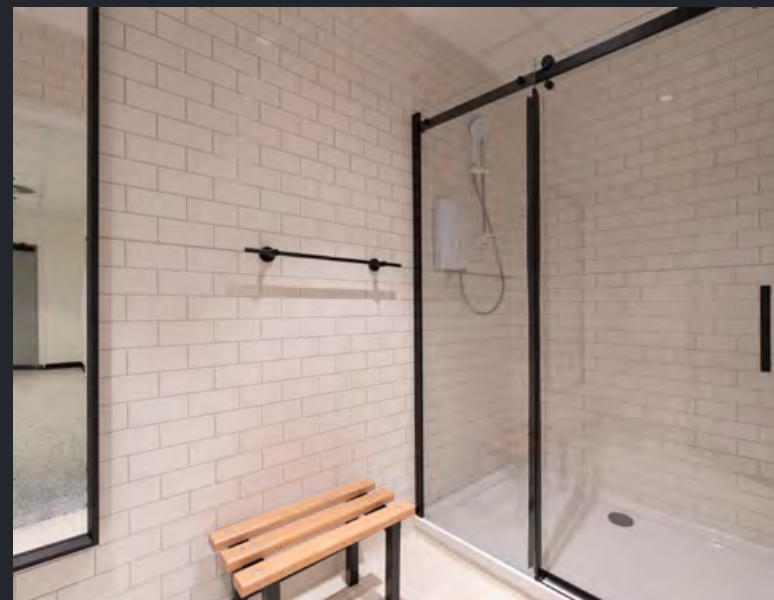


Remodelled, enhanced
reception



Lift access

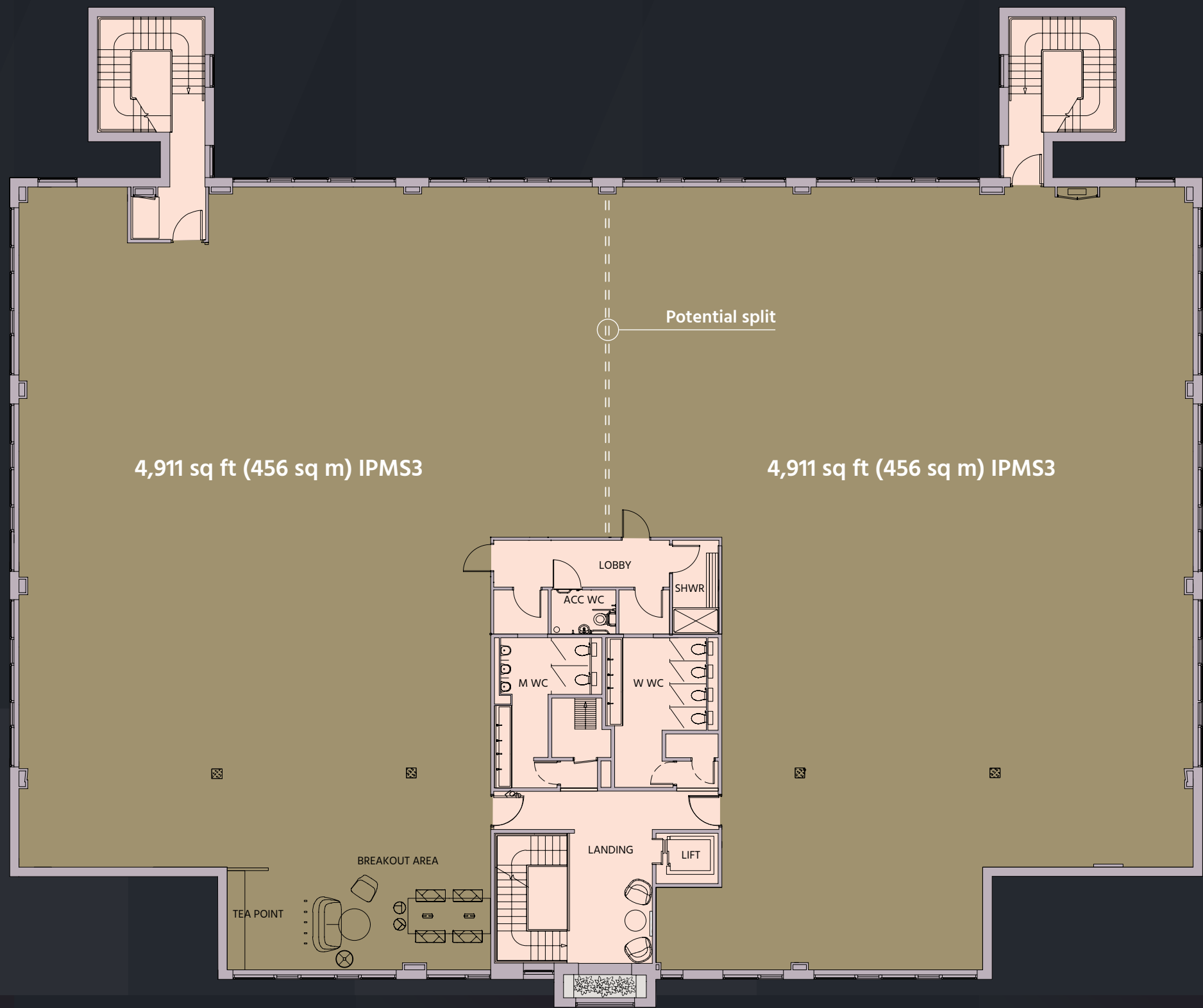




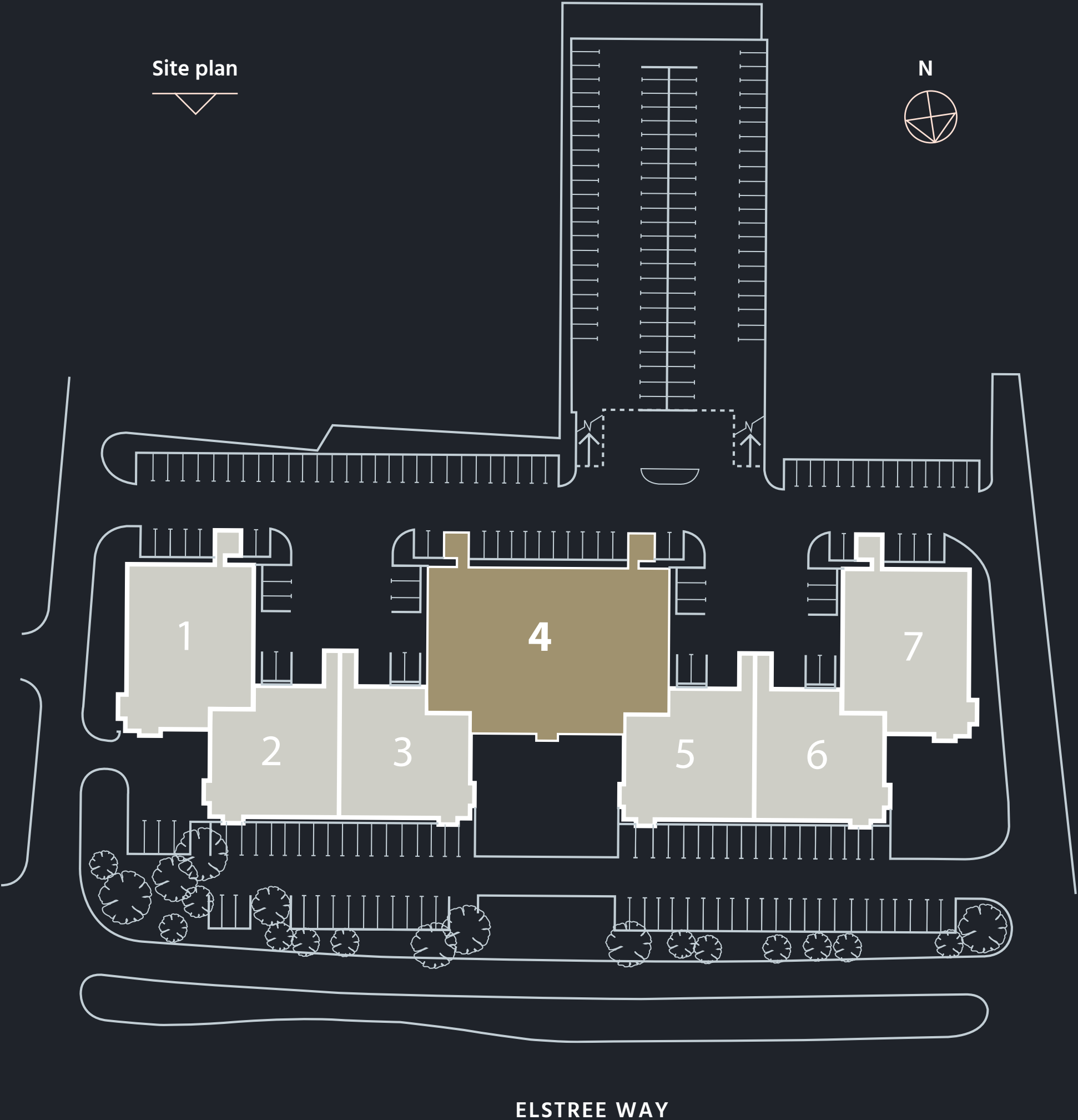
FLOOR PLAN

First floor available as a whole floor of 9,823 sq ft (IPMS3) with the potential to split into suites of 4,911 sq ft (IPMS3)

First floor plan



Site plan



ELSTREE &
BOREHAMWOOD
STATION



TESCO

BOREHAMWOOD
SHOPPING PARK

BBC
STUDIOS



THE VENUE LEISURE CENTRE

ELSTREE STUDIOS



4 ELSTREE GATE

PANATTONI



ELSTREE
TRADE PARK

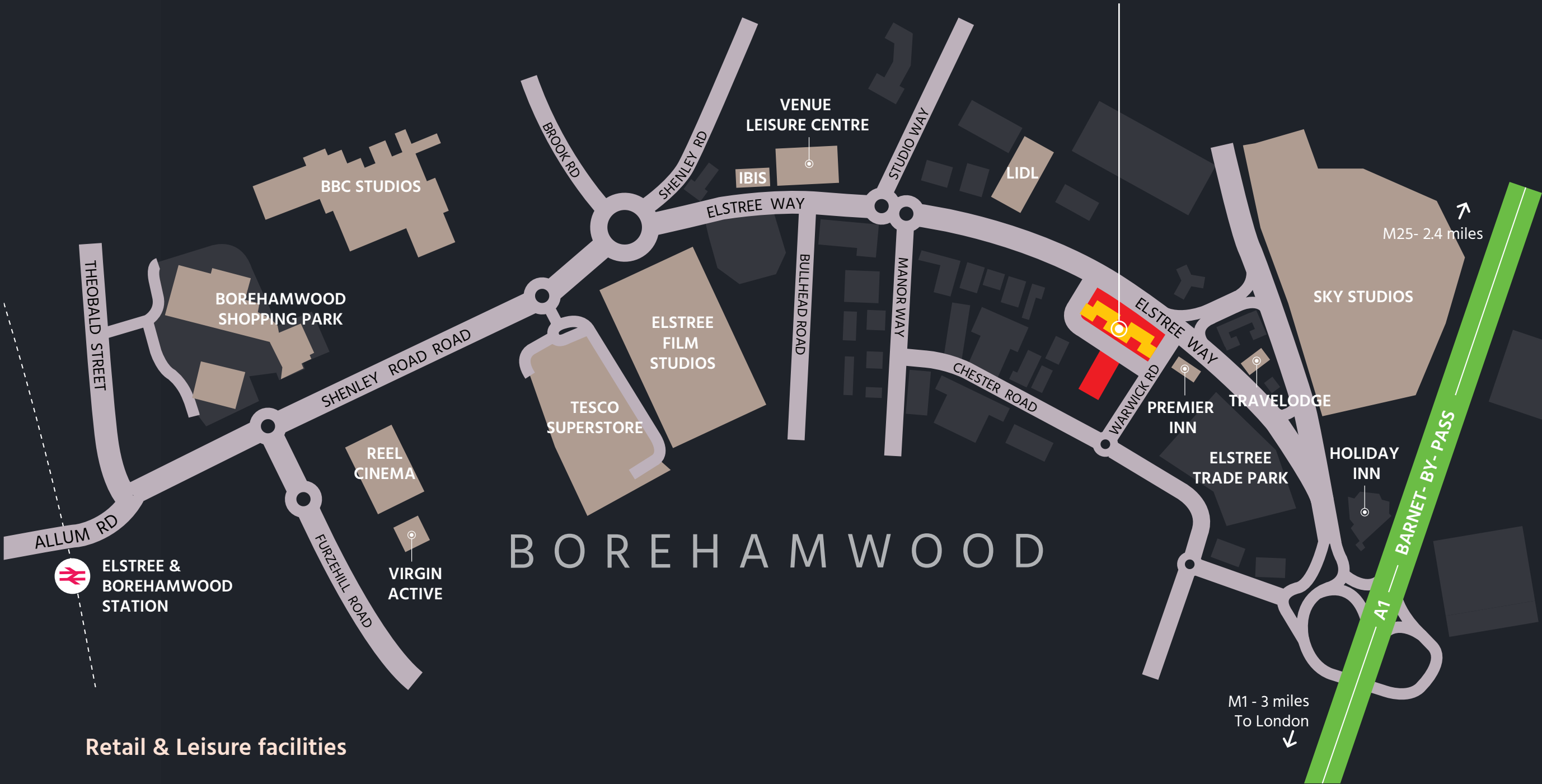


sky studios

A VIBRANT HUB OF RETAIL, LEISURE & BUSINESS

Borehamwood is home to the headquarters of several well-known companies, Pinnacle Insurance, Durkan, Elstree Studios, BBC Studios and Sky's new state-of-the-art TV and film studios. Borehamwood is vibrant town centre with national retailers, cafés, and restaurants. There are 12 hotels within a 5-mile radius, including 3 adjacent to Elstree Gate.

The town features health and fitness clubs, a variety of gyms including Virgin Active and two golf courses: Dyrham Park and Radlett Park. For entertainment, there's the Top Golf Game Centre, American Golf Driving Range, cinema, and the A1 Shooting Ground.



Retail & Leisure facilities

Borehamwood Shopping Park

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

Restaurants & Cafés

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

Supermarkets

- Tesco
- Lidl

Hotels

- Premiere Inn
- Holiday Inn
- Ibis
- Travelodge

Day Care Nurseries

- Cheeky Monkeys
- Kidstuff
- Starjumps

Arts, Film & Media

- BBC Studios
- Elstree Studios
- Sky Studios

Elstree Trade Park

- Halfords Auto Centre
- Wickes
- HSS Hire

Activities & Leisure

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

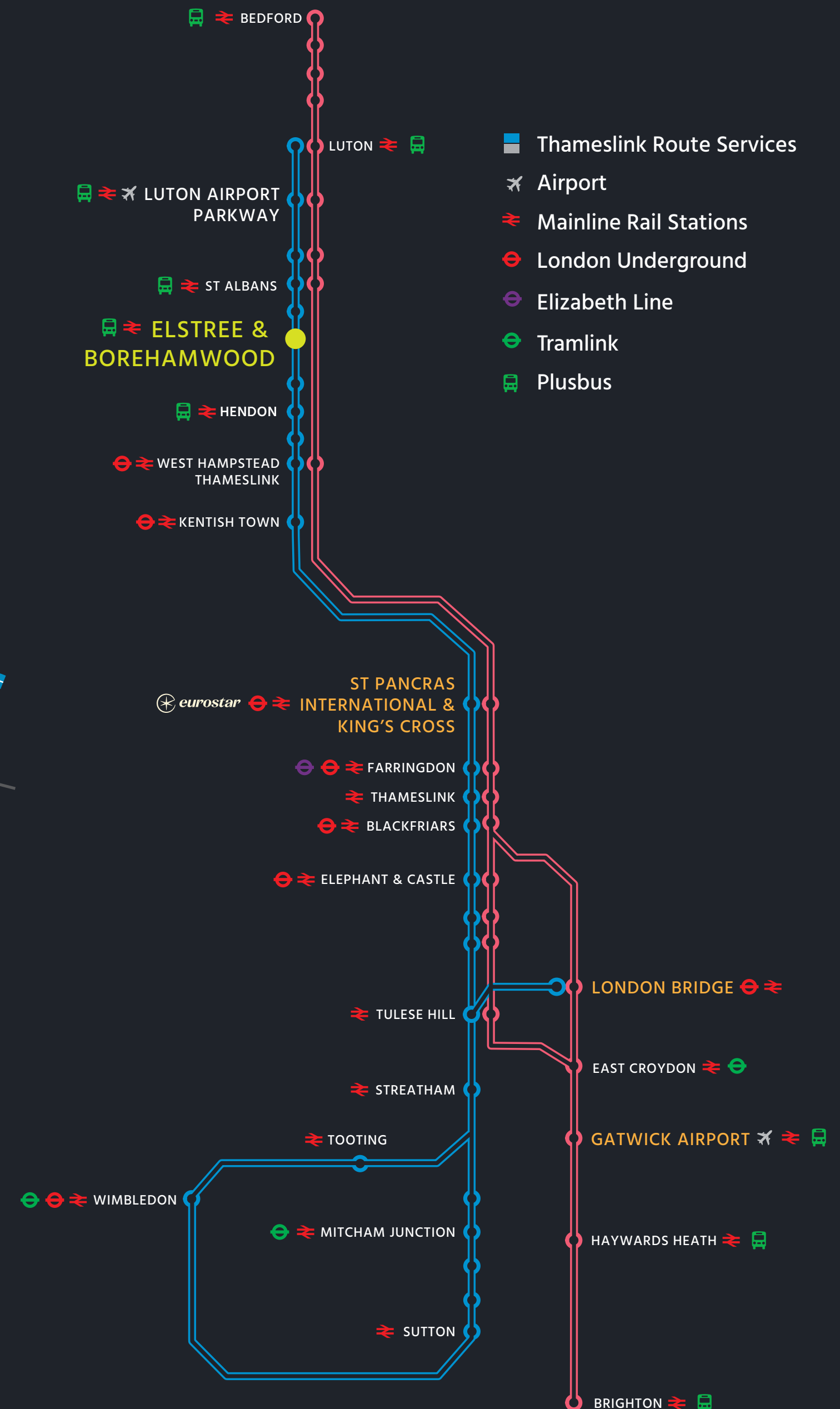
What3Words
///flap.logs.speak

Google Maps
WD6 1JS

100

Borehamwood is well-served by public transport, with 25 bus routes operating in the area and several bus stops located close to the estate.

BY RAIL	Mins
St Pancras International	17
Luton	26
Farringdon	25
Oxford Circus	37
Bank	38



4 ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JS

FURTHER INFORMATION

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

VIEWING

By appointment through the joint agents.

Claudio Palmiero

07896 205 786

claudiopalmiero@brayfoxsmith.com

Paul Smith

07730 816 995

paulqsmith@brayfoxsmith.com

Graham Payne

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graham.payne@stimpsons.co.uk



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