



Unit 1 Elstree Gate, Elstree Way, Borehamwood WD6 1JD

TO LET

Office Space in a Modern Office
Development

10,998 Sq Ft
(1,022 Sq M)

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DESCRIPTION

Elstree Gate is a modern office development set in mature landscaped grounds fronting Elstree Way. Building 1 offers self-contained office accommodation over ground and first floors. The building benefits from air-conditioning, a lift and an excellent car parking ratio of 1: 193 sq ft.

- ✓ Modern open plan office space
- ✓ Plug and Play Option
- ✓ Air conditioning
- ✓ Full access raised floors
- ✓ Car Parking (54 spaces) 1:193 sq ft
- ✓ Prominent location

LOCATION

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 Elstree Gate which offers direct access to London St Pancras and London Underground. There are also a number of bus routes servicing the development.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	5,198	483
First	5,275	490
Reception	263	24
Total	10,998	1,022

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

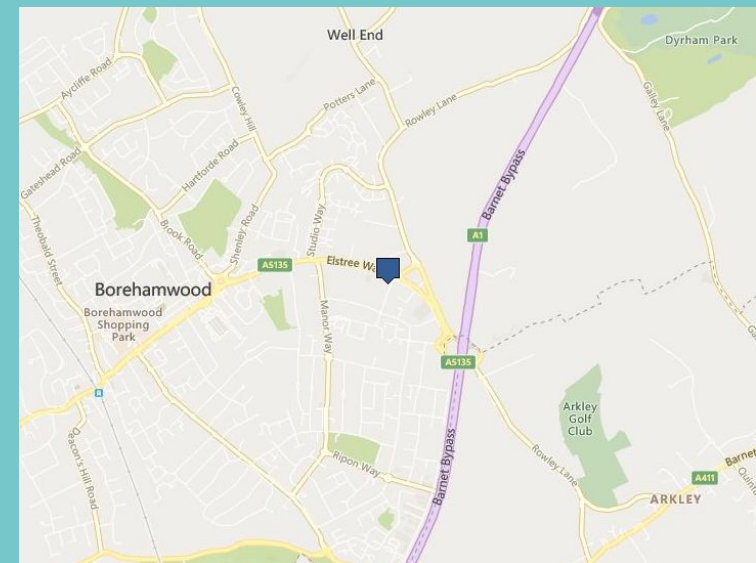
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Assignment of the existing lease which expires Oct-2025. Alternatively, we can sub-let on a floor by floor basis or a new lease available direct from the freeholder.



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VIEWING & FURTHER INFORMATION

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