

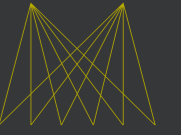
LIMELIGHT

BOREHAMWOOD
WD6 1JH

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.

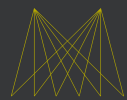


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Reception - CGI

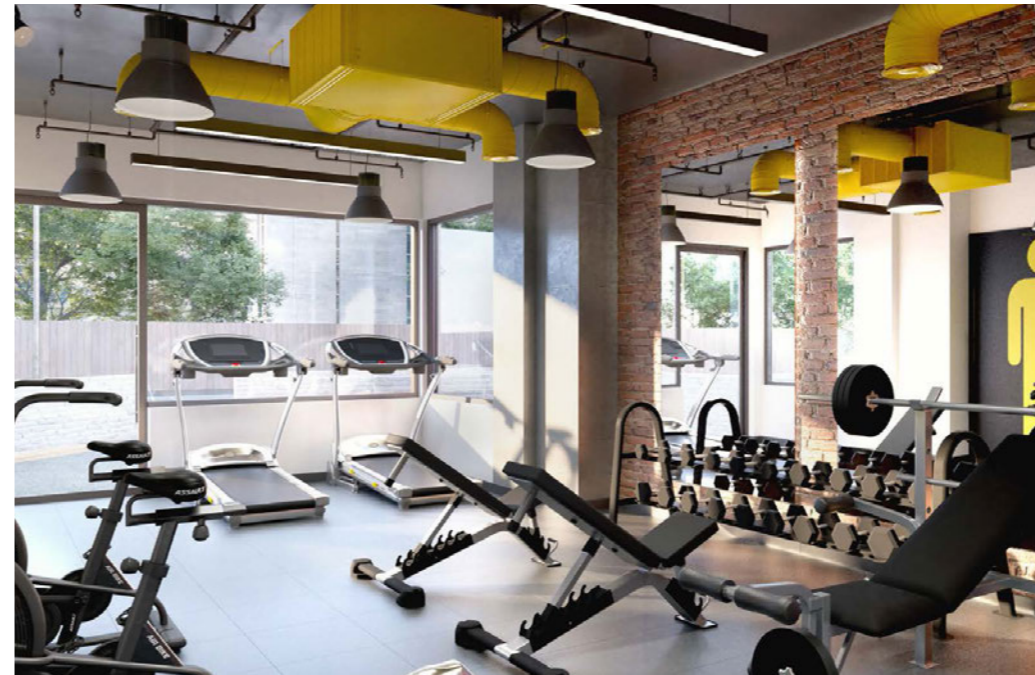




Contemporary office space - CGI



Business Lounge - CGI



Gym - CGI

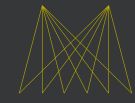
SHINE

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.



Coffee Pod - CGI



The available space is located across the second, third and fifth floors available as individual suites or combined.

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



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	3,710	345
	Combined	Up to 12,109	1,125

2 FLOOR

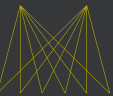
Building		sq ft	sq m
Limelight 1	Suite 1	4,262	396
Limelight 1	Suite 2	2,342	217
	Combined	6,604	613



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





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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

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

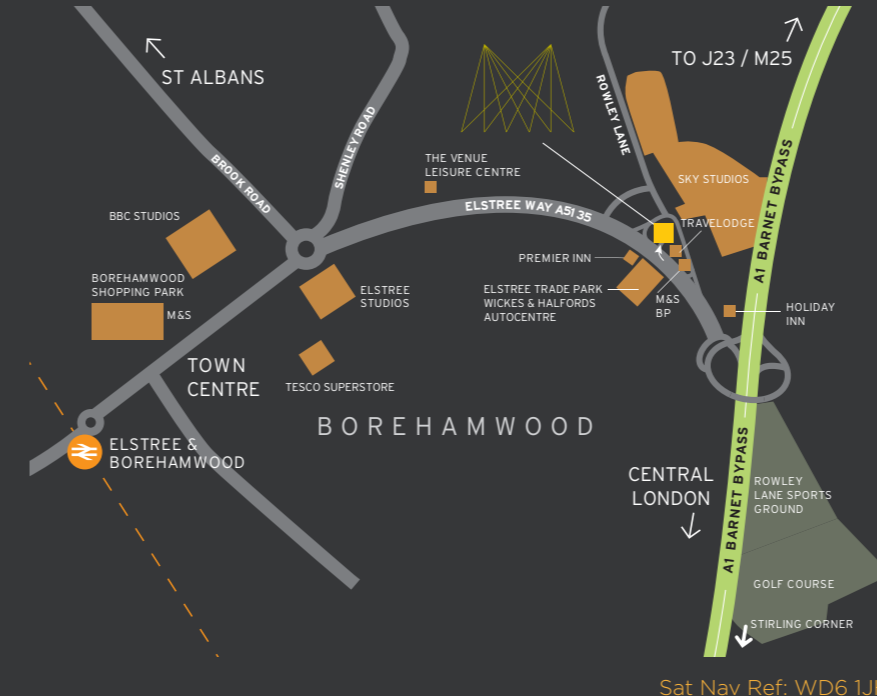
- Ibis
- Holiday Inn
- Travelodge
- Premiere Inn
- Innkeepers Lodge

Day Care Nurseries

- Cheeky Monkeys
- Kidstuff
- Starjumps

Arts, Film & Media

- Sky Studios
- Elstree Studios
- BBC Studios



CONNECT

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)

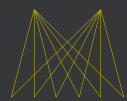
A1	0.3
M25 (Junction 23)	2.5
M1	2.5
Central London	13

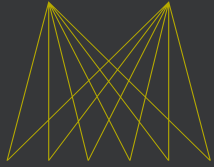
AIR (miles)

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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