

330 CENTENNIAL PARK ELSTREE

WD6 3TJ

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Office Space
TO LET

KEY DETAILS

- Air conditioned
- Full access raised floor
- 10 parking spaces
- Exceptional natural light
- Extensively landscaped business park environment

DESCRIPTION

The accommodation comprises an entirely open plan office with excellent light via floor to ceiling glazing and also benefits from its own ladies and gents WC's and a small kitchen facility.

AMENITIES

 Open Plan	 Raised Access Floors	 Air Conditioning	 Exceptional Natural Light
 Kitchen	 WC's	 10 Car Parking Spaces	 Business Park

- On site Village Hotel
- Starbucks outlet
- 24/7 manned and CCTV onsite security
- 2 bus stops within the park



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ACCOMMODATION






Floor	Size Sq.m	Size Sq.ft
First floor	203.18	2,187

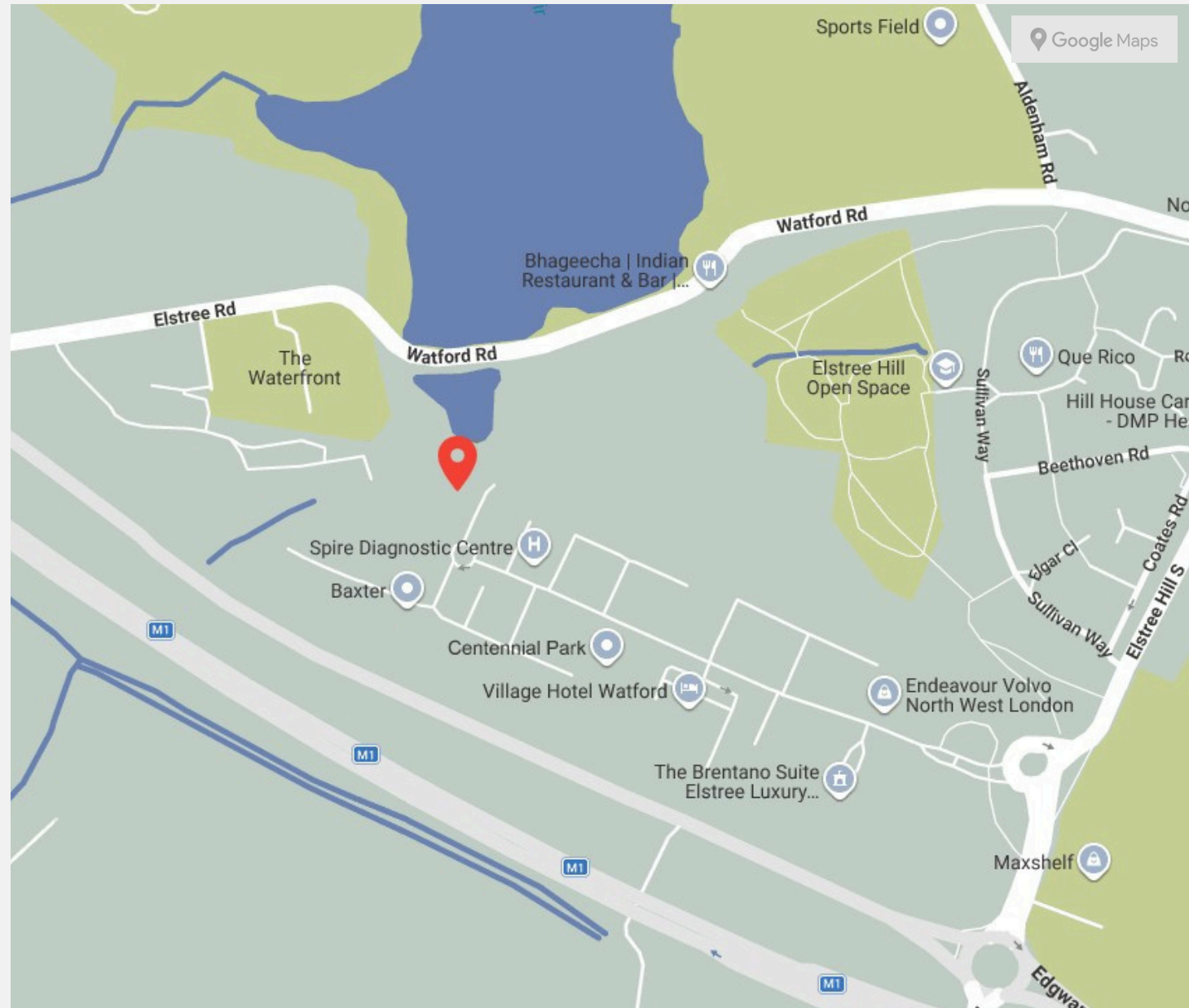
This floor area is approximate and has been calculated on a net internal basis.

LOCATION

Centennial Park lies between Elstree and Stanmore and comprises a mixed use business park totalling c.75,000 Sq.ft. The Park is particularly popular with technology, communications and healthcare companies and offers a landscaped and well maintained environment. Road communications are excellent with immediate access to Junction 4 of the M1. Further features of the Park include a Village Hotel with a gym and Starbucks together with meeting and conference facilities.

TRANSPORT

-  M1 (Junction 4) - 2.5 miles
-  M25 (Junction 23) - 6.2 miles
-  Elstree & Borehamwood - 2.1 miles
-  Stanmore (Jubilee Line) - 2 miles
-  Two bus stops within the park, routes 107 & 324, offering multiple local connections



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TERMS

A new lease is offered for a term by negotiation.

RENT

£40,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £42,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Hertsmere Borough Council - 020 8207 2277.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of E 104. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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MARCH 2026