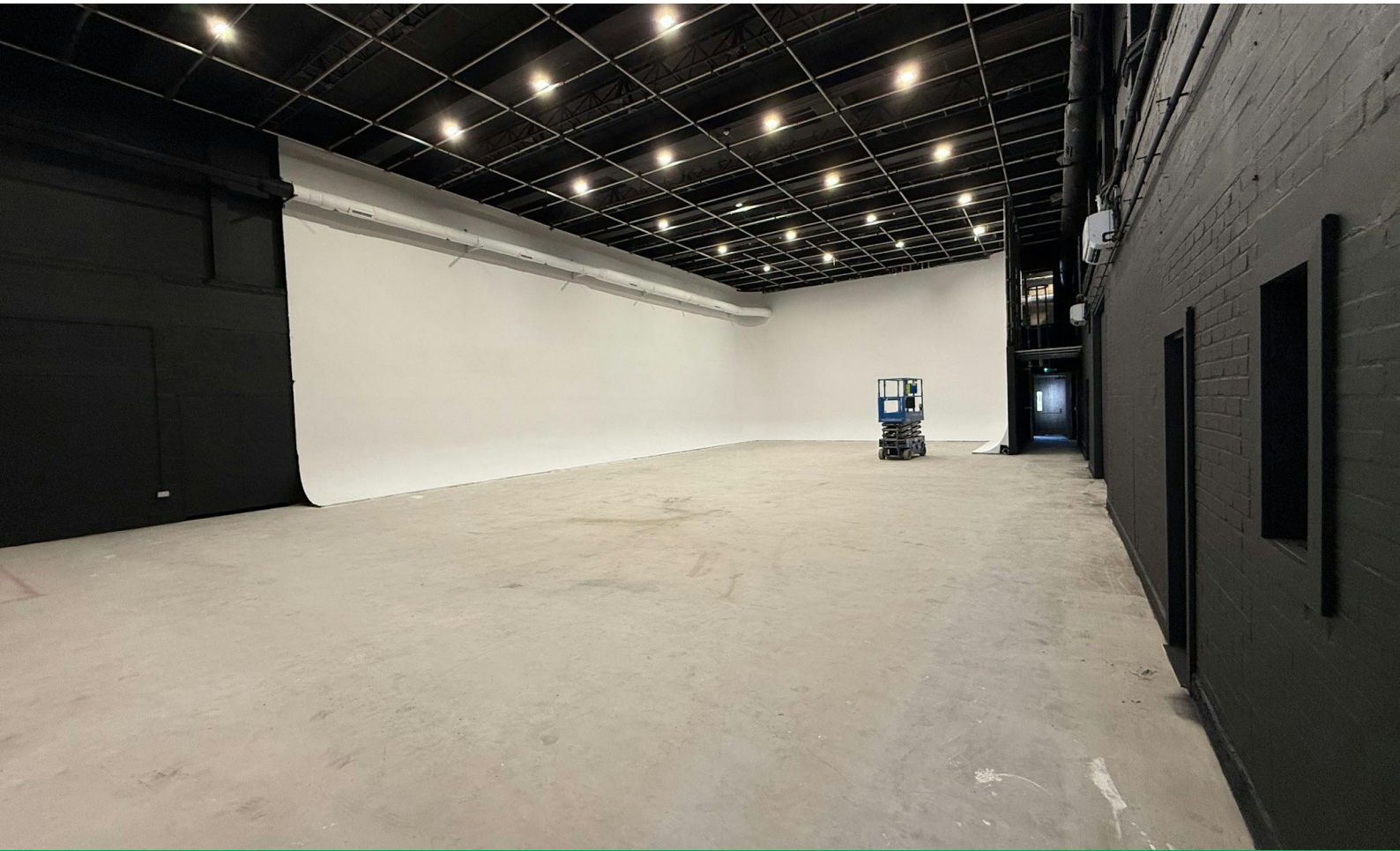




Studio, Stage, Warehouse and Workshop Premises with planning consent for Events Use

Lumiere

5 Elstree Way, Borehamwood, WD6 1SF

**Warehouse, D2 (Assembly and
Leisure), Other**

TO LET

2,583 to 8,883 sq ft

(239.97 to 825.26 sq m)

- Suitable for Events Use
- Refurbished to high standard
- Workshop, warehouse, stage facility or events use
- Less than 1 mile from A1(M)
- M25 approx. 2.5 miles
- Public parking less than 5 minutes walk

Lumiere, 5 Elstree Way, Borehamwood, WD6 1SF

Summary

Available Size	2,583 to 8,883 sq ft
Rent	£19.50 per sq ft
Business Rates	TBC
Service Charge	£1.60 per sq ft
EPC Rating	Upon enquiry

Description

The development comprises distinctive, individual, self contained commercial buildings.

The Stage was previously used as a film and sound stage and provides 8m to clear internal eaves. The Unit is self contained providing male and female WC's, shower, kitchen and VRF air conditioning.

The Stage can be combined with The Hanger with both properties being available separately or combined.

The Stage benefits from planning consent for use as Events space.

Location

Lumiere is prominently located fronting Elstree Way, less than 1 mile from the A1(M).

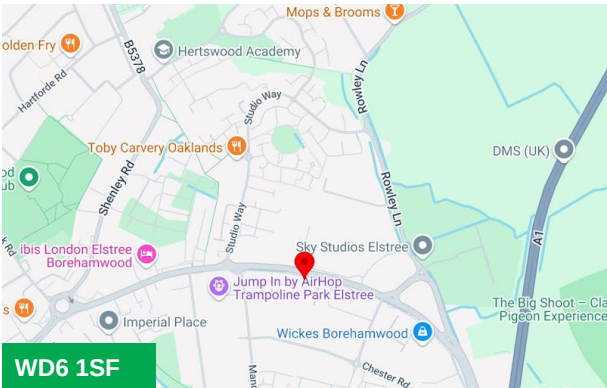
The M25 is within 2.5 miles of the property.

Bus services provide quick access to Elstree & Borehamwood Station, which in turn provides services to the City, Brighton, Gatwick airport, and Europe via connections from London St Pancras.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - The Stage	6,300	585.29
Ground - The Hanger	2,583	239.97
Total	8,883	825.26



Viewing & Further Information

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