

GROUND FLOOR, ELSTREE TOWER

ELSTREE WAY, BOREHAMWOOD, WD6 1SD

FOREST

REAL ESTATE

TO LET

6,260 TO 12,519 SQ FT

Ground Floor Retail/Leisure Space Available from 6,260 ft2

Key Features

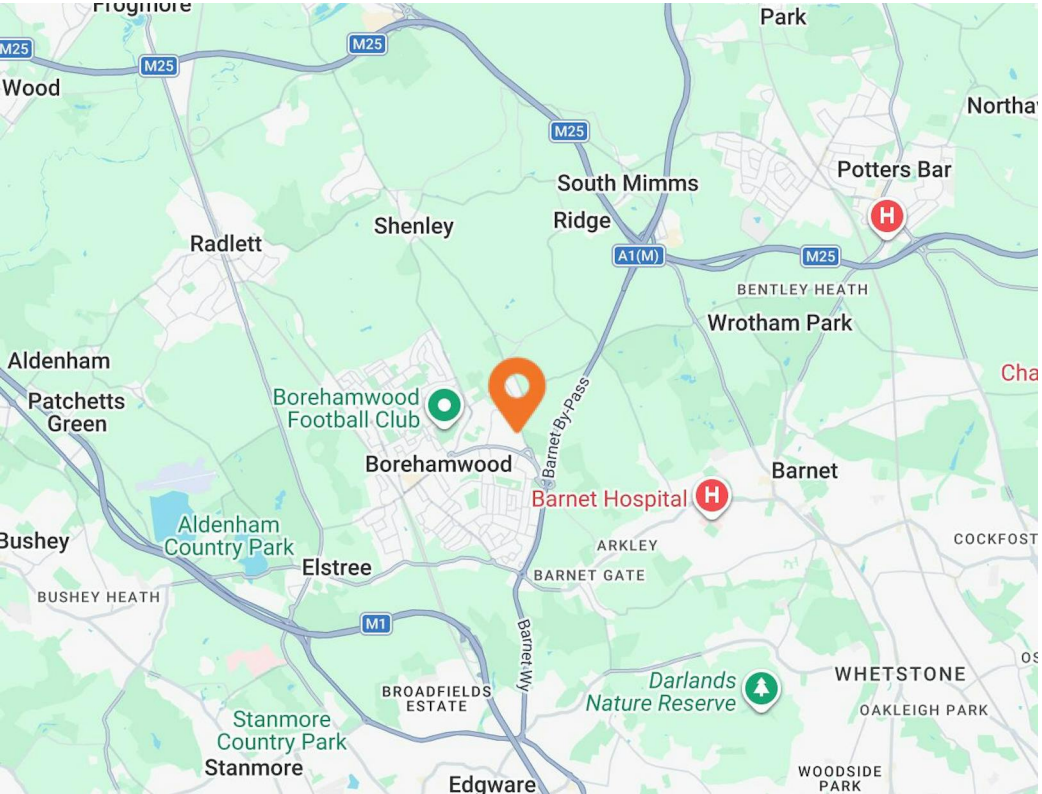
- Gated Building
- Amazing Natural Light
- Shower Facilities
- CCTV and On-Site Security
- Private Entrance Directly Into the Unit
- Multi Storey Car Park On Site
- Newly Refurbished Reception
- Bike Racks
- Suitable For a Variety of Leisure/Retail Occupiers





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Description

Elstree Tower consists of over 80,000 sq ft across six floors, where the ground floor lends itself to a range of retail/leisure operators.

The building benefits from an impressive reception entrance where the floorplate is then split into two wings, benefitting from excellent levels of natural light, showers, WCs and an on-site car park.

Regus have signed an agreement to occupy the fifth and sixth floors where they are due to take possession at the start of 2027.

Location

Elstree Tower occupies a prominent position on Elstree Way in Borehamwood, within an established commercial location approximately 13 miles north-west of Central London.

The area benefits from excellent road and public transport connectivity, with the A1 providing direct access to North London and the M25 and M1 both within easy reach.

Elstree & Borehamwood railway station is served by Thameslink, providing direct services into London St Pancras, Farringdon, City Thameslink, Blackfriars and London Bridge, making the location highly accessible for both London-based and local employees.



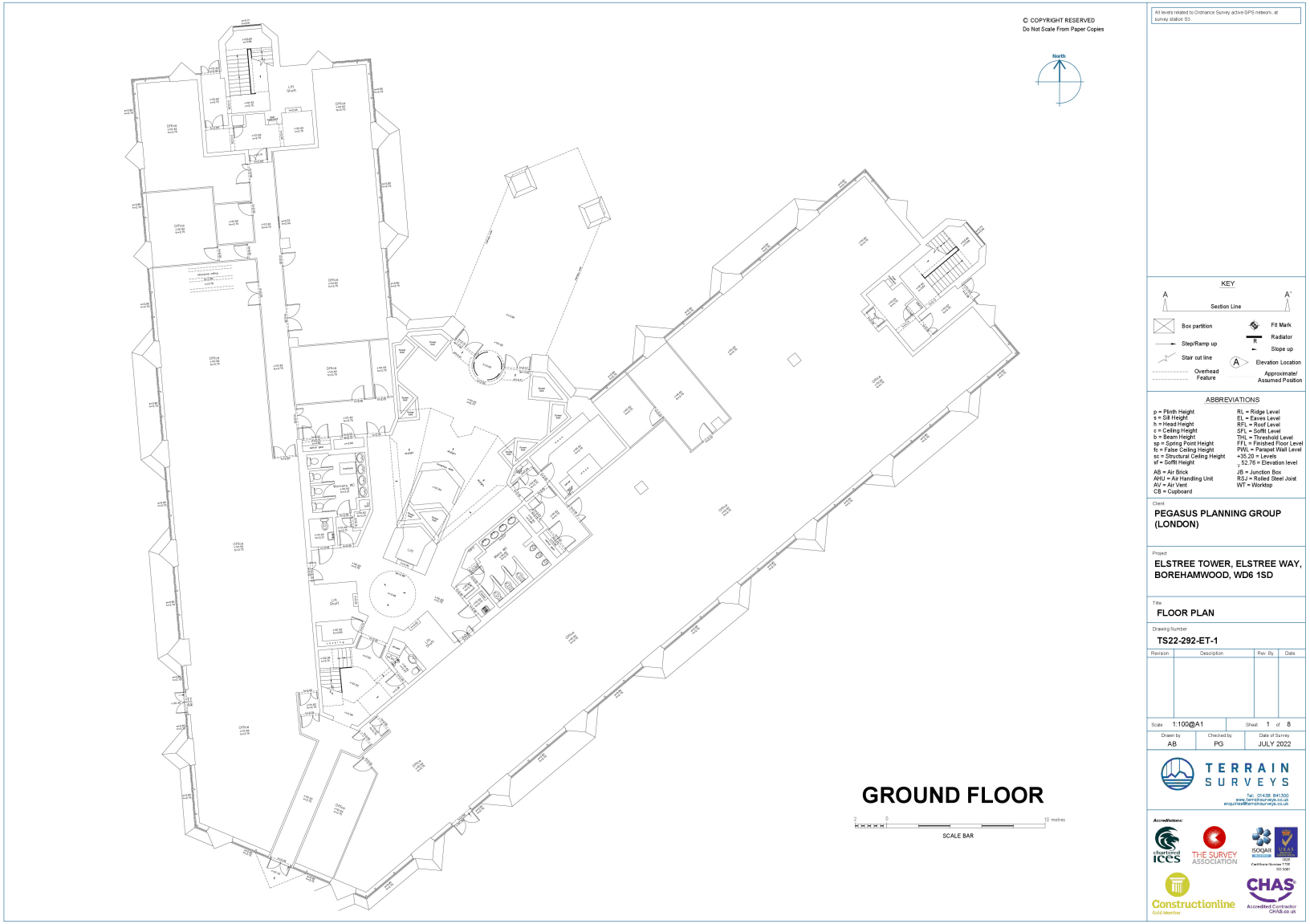






Plans

Elstree Tower - Ground Floor



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Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - East	6,260	581.57	Available
Ground - West	6,260	581.57	Available
Total	**12,520**	**1,163.14**	

Lease	New Lease
Rent	£20 per sq ft
Rates	£12.80 per sq ft
Service Charge	£7 per sq ft
VAT	Applicable
EPC	On application

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