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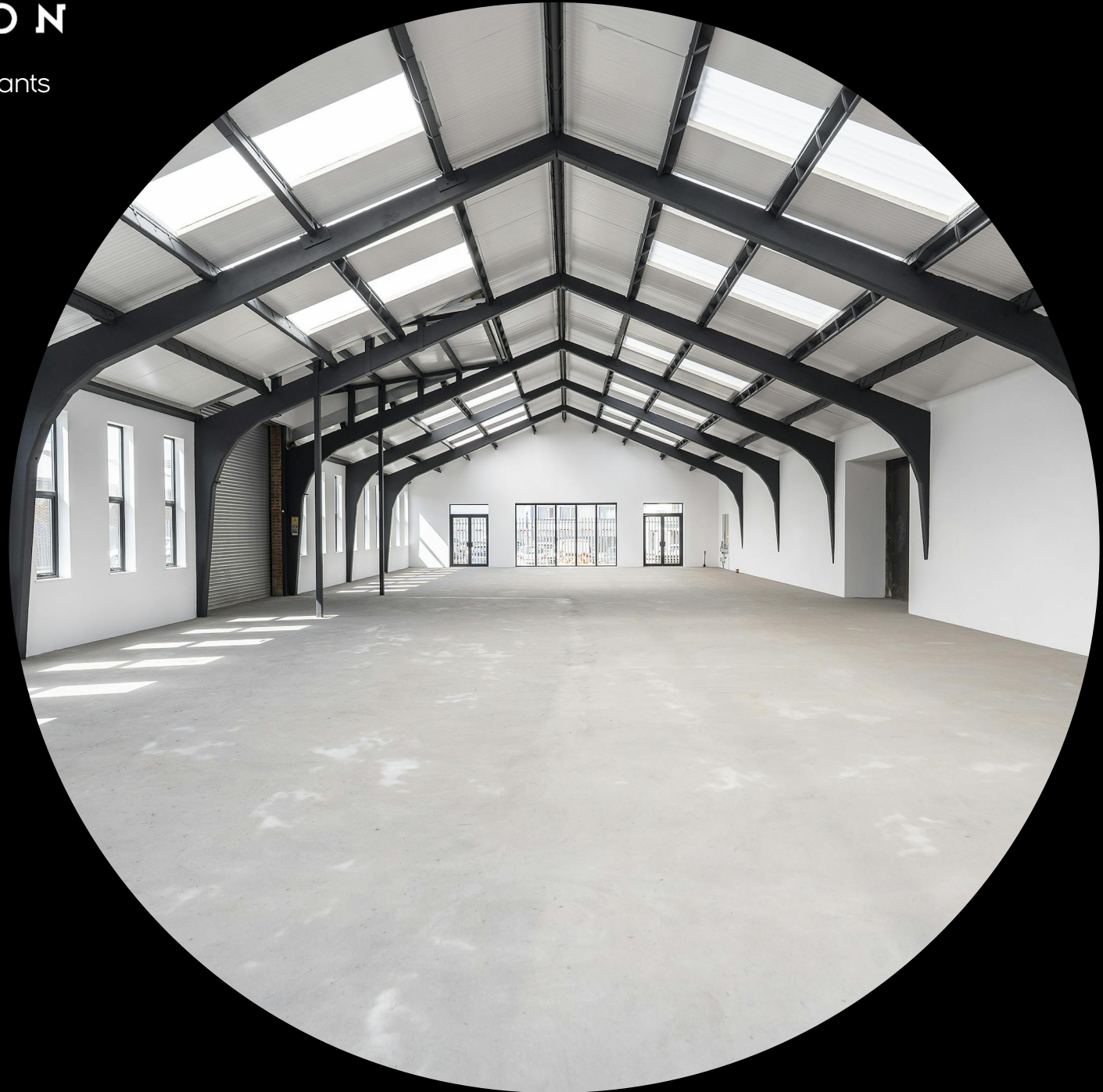
bespoke commercial property consultants

lumiere
5 elstree way
borehamwood, wd6

for rent / lease

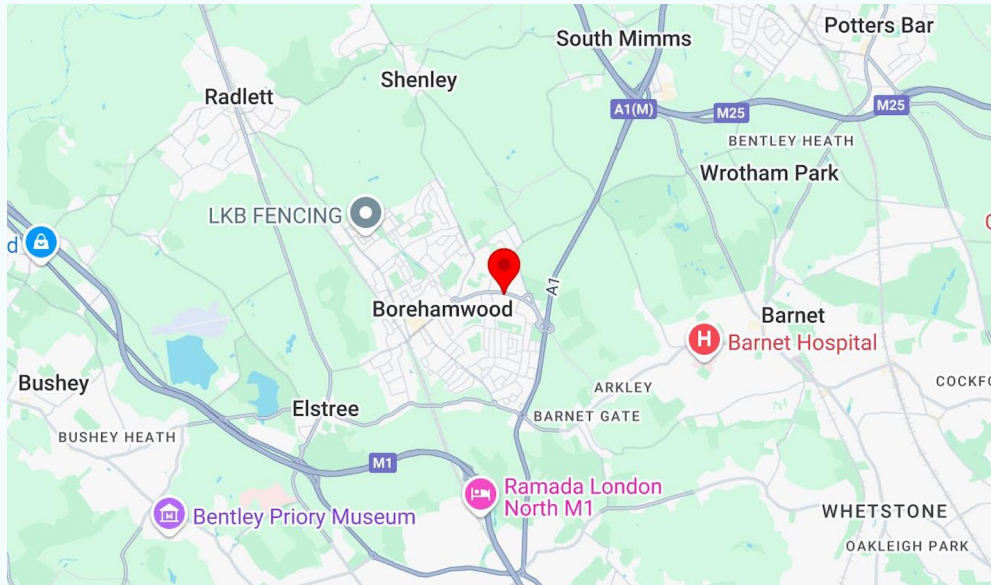
645 - 8,895 sq ft

a collection of stunning
refurbished industrial style
buildings benefitting from
volume, light + character plus
car parking onsite.



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● lumiere, 5 elstree way, borehamwood, wd6



about

the single-storey industrial-style buildings have been opened up to reveal voluminous column-free spaces with floor plates between 2,000 ft² and 6,300 ft²

location

located in elstree - the heart of the thriving media centre only 200m from sky studios

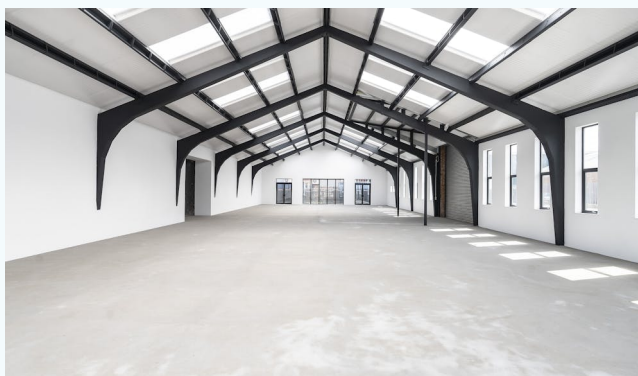
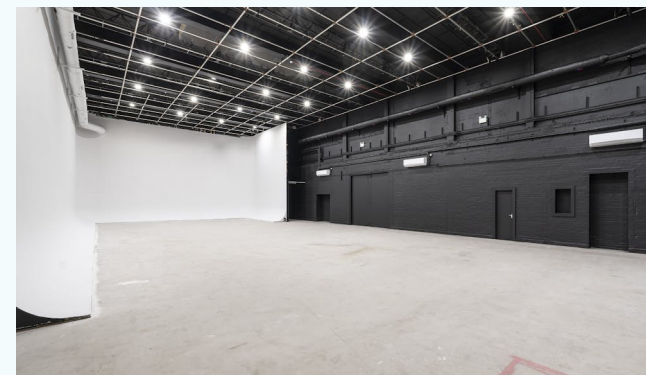
close to m1 and m25 for rapid car access to luton (30 minutes) and heathrow (45 minutes)

a 5-minute drive will take you to elstree + borehamwood station, where the regular thameslink trains run to st pancras international, the eurostar terminal in less than 30 minutes. the next station is farringdon which is also on the elizabeth line.

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accommodation

the accommodation comprises the following areas:

name	sq ft	availability
unit - studio 1	4,000	let
unit - studio 2	4,000	let
unit - studio 3	4,000	let
unit - the stage	6,300	under offer
unit - the hangar - unit 1	1,950	let
unit - the hangar - unit 2	645	under offer
unit - the hangar - unit 3	1,950	available
total	22,845	

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amenities

- column free spaces
- pitched roofs with skylights (studio 1,2, 3 + the hangar)
- high performance vrf units for heating + cooling
- service pod with kitchenette + wcs
- new lighting scheme
- 7.8m floor to ceiling height (the stage)
- 6.2m ceiling height at the highest point (studios 2,3,4 + the hangar)
- car parking onsite by separate arrange

financials

rent	£19.50 - £32.50 per sq ft
rates payable	£13 per sq ft
service charge	£1.60 per sq ft

possession

available immediately

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viewings & more information

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