

RECENTLY REFURBISHED, GRADE A  
OFFICES AVAILABLE IN A PROMINENT  
TOWN CENTRE LOCATION

ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JS

# GRADE A OFFICE SPACE IN THE HEART OF BOREHAMWOOD

The office space available comprises of the first floor of building 4 which has been fully refurbished to an exceptional standard, and the ground floor of Building 6 which is to be refurbished to fully fitted Cat A+.

Elstree Gate sits in a prominent position fronting Elstree Way, with excellent transport connections, being just 0.3 miles from the A1, 2.4 miles to the M25 and 3 miles from the M1. The town hosts a diverse range of businesses, including the new Sky Studios, Elstree Studios and BBC Studios.

The surrounding area features a mix of industrial, trade units, residential properties, and office spaces, with global brands like BMW and Mini having a strong presence. Additionally, the new Panattoni development and the expanding Sky Studios are contributing to the area's growth as a major employment hub.



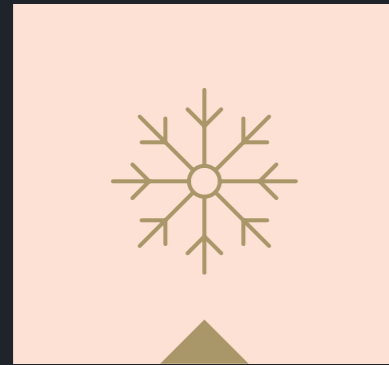
# 4 ELSTREE GATE



**THE FIRST FLOOR HAS BEEN FULLY REFURBISHED AND OFFERS GRADE A OFFICES, INCLUDING A REMODELLED RECEPTION, END OF JOURNEY FACILITIES AND EV CHARGING POINTS**



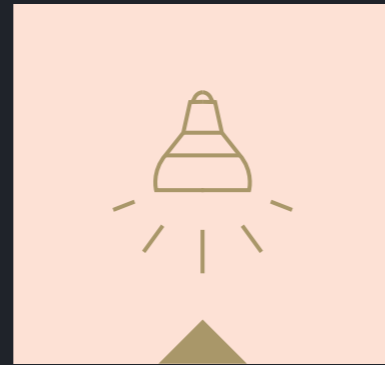
# 4 ELSTREE GATE - SPECIFICATION



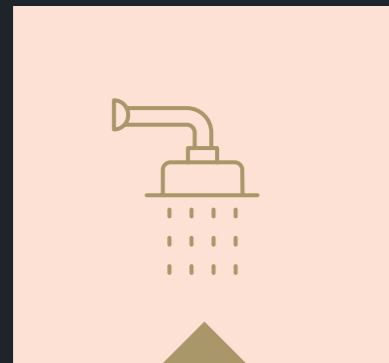
VRF air-conditioning



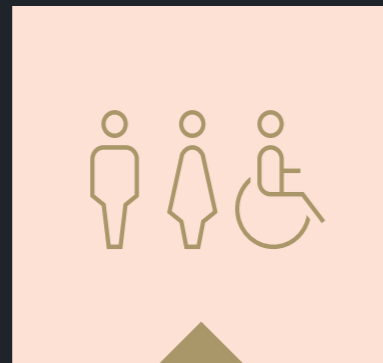
EPC Rating: B



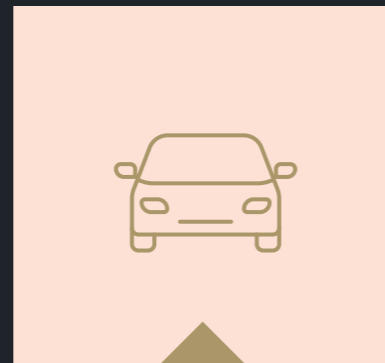
LED lighting



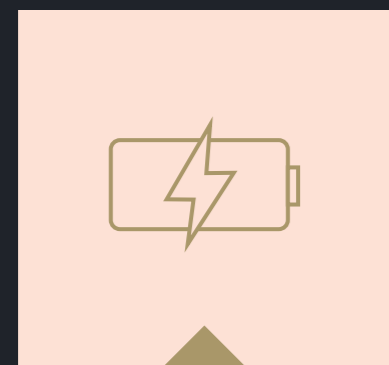
Shower facilities



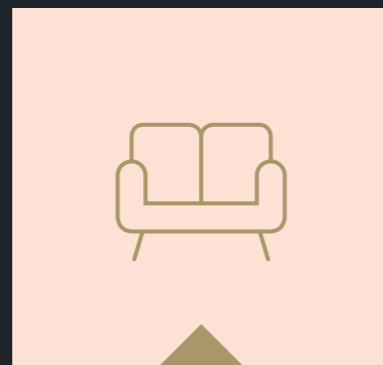
WC facilities



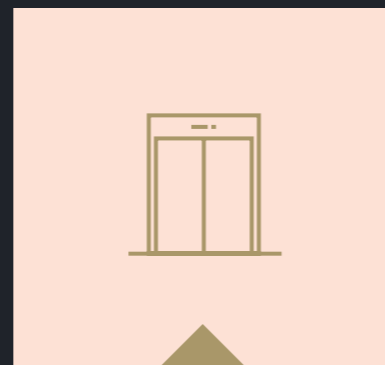
44 car spaces  
at a ratio of 1:223 sq ft



4 EV charging points

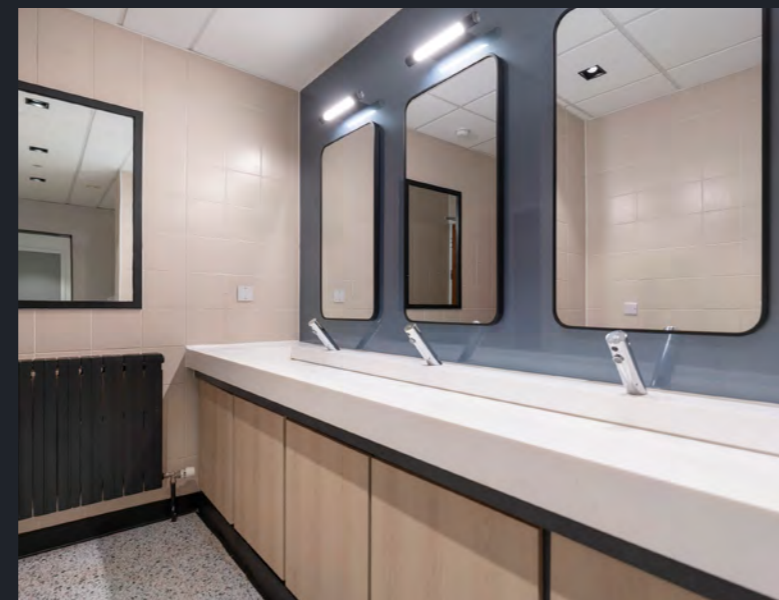
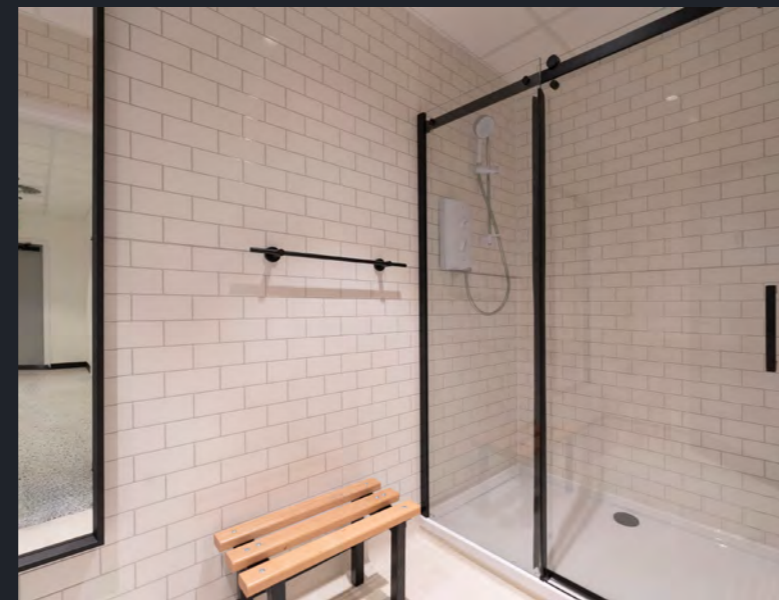


Remodelled, enhanced  
reception



Lift access

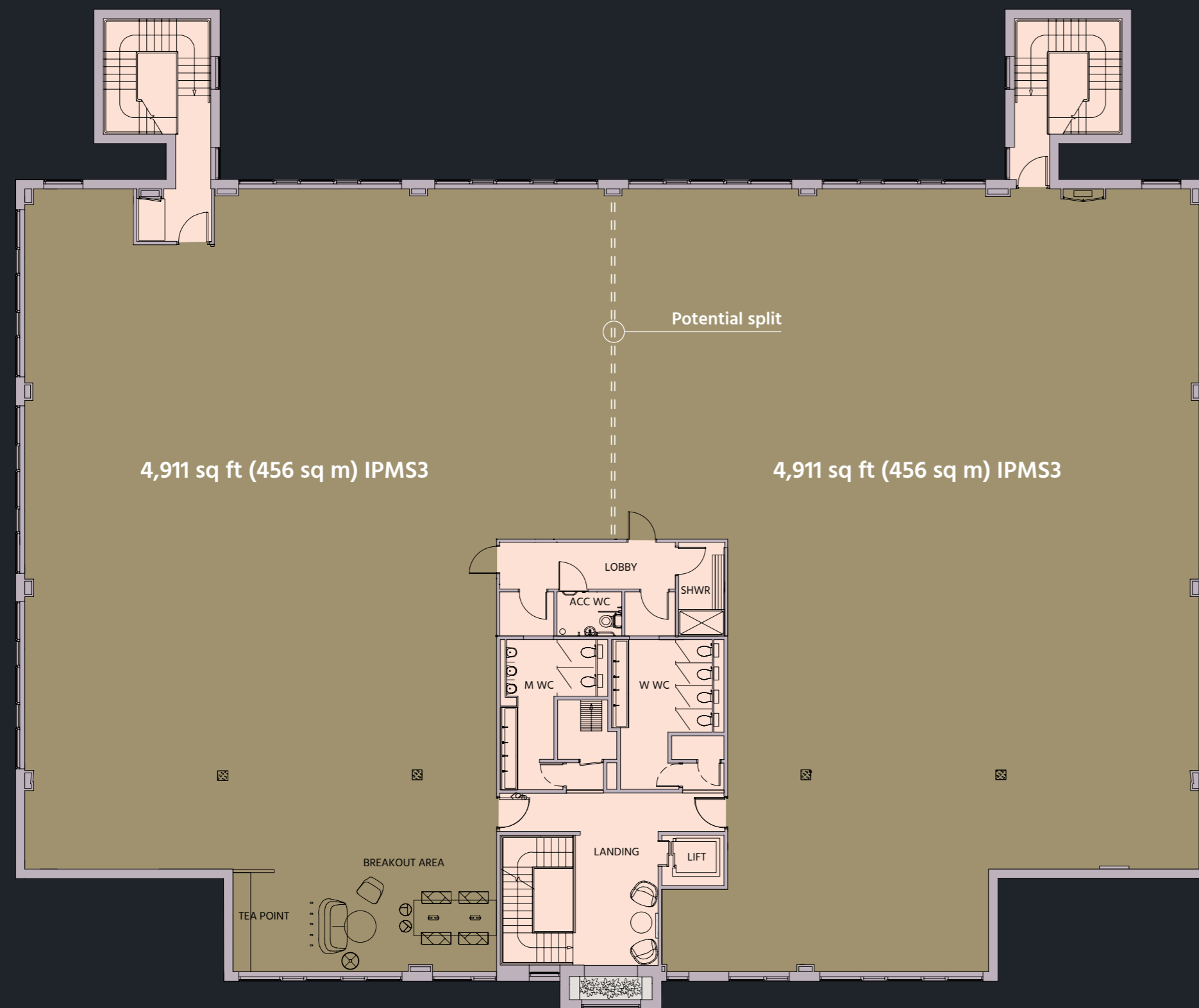




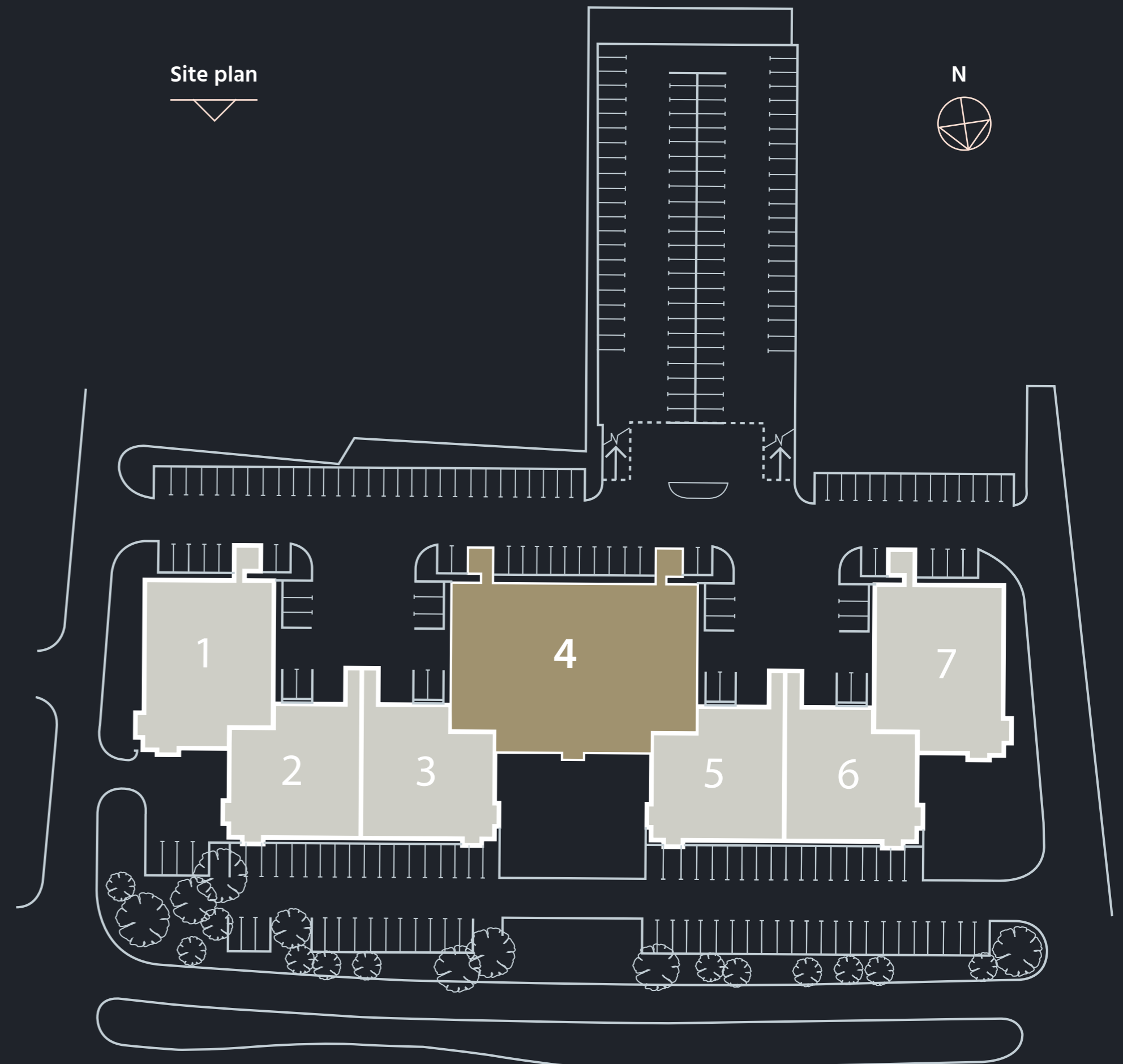
# 4 ELSTREE GATE - FLOOR PLAN

First floor available as a whole floor of 9,823 sq ft (IPMS3) with the potential to split into suites of 4,911 sq ft (IPMS3)

First floor plan



Site plan



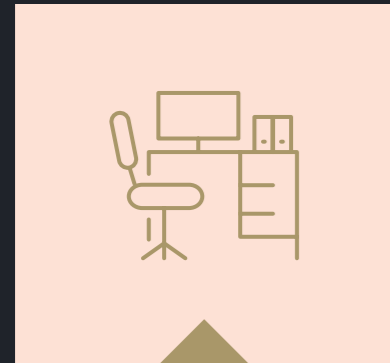


Ground floor cgi

# 6 ELSTREE GATE

**FULLY FITTED CAT A+  
AIR CONDITIONED OFFICES  
WITH EXCELLENT PARKING  
AND EV CHARGING POINTS**

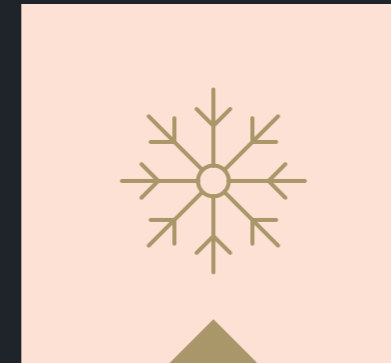
# 6 ELSTREE GATE - SPECIFICATION



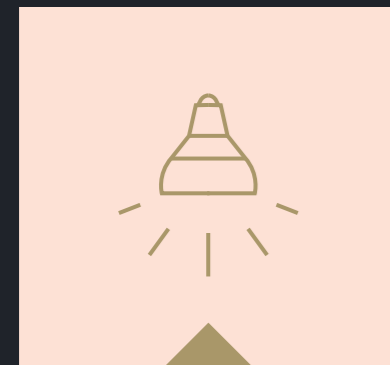
Fully fitted, CAT A+



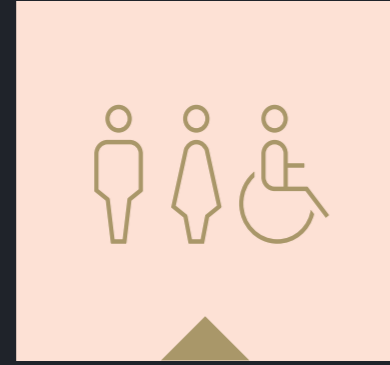
EPC Rating: B



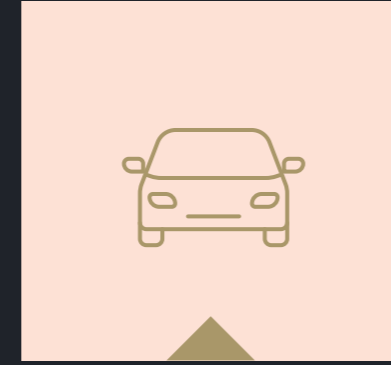
VRF air-conditioning



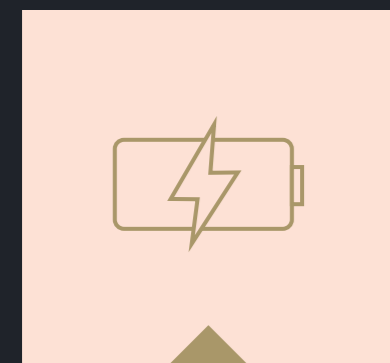
LED lighting



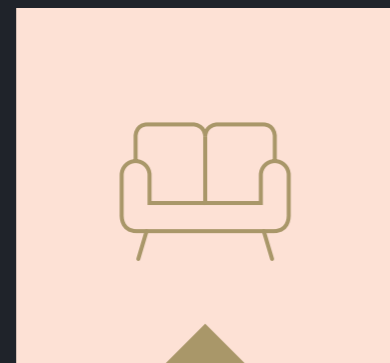
WC facilities



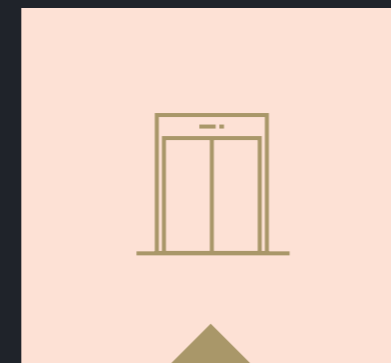
16 car spaces  
at a ratio of 1:223 sq ft



2 EV charging points



Remodelled, enhanced  
reception



Lift access

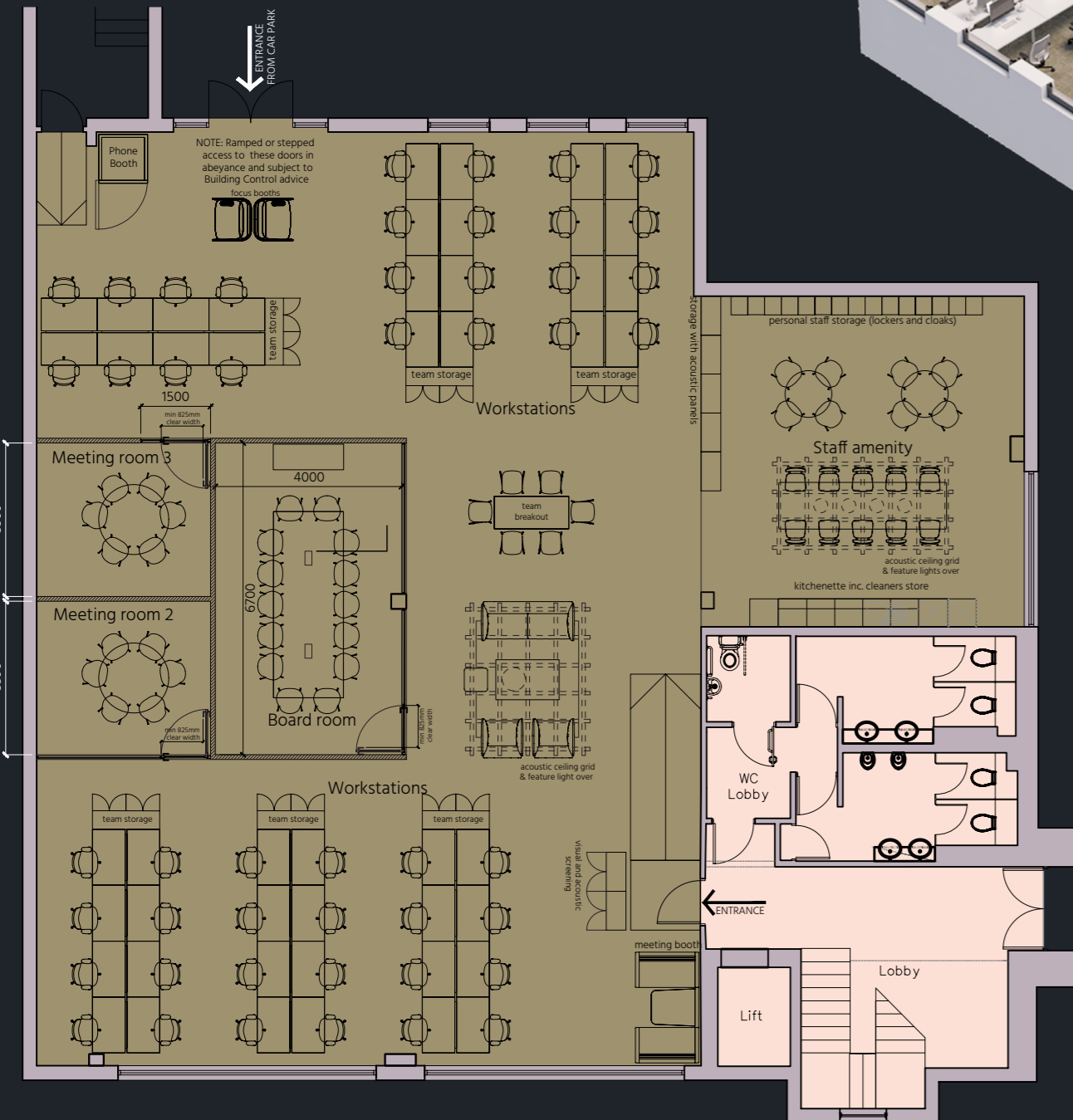


Ground floor cgi

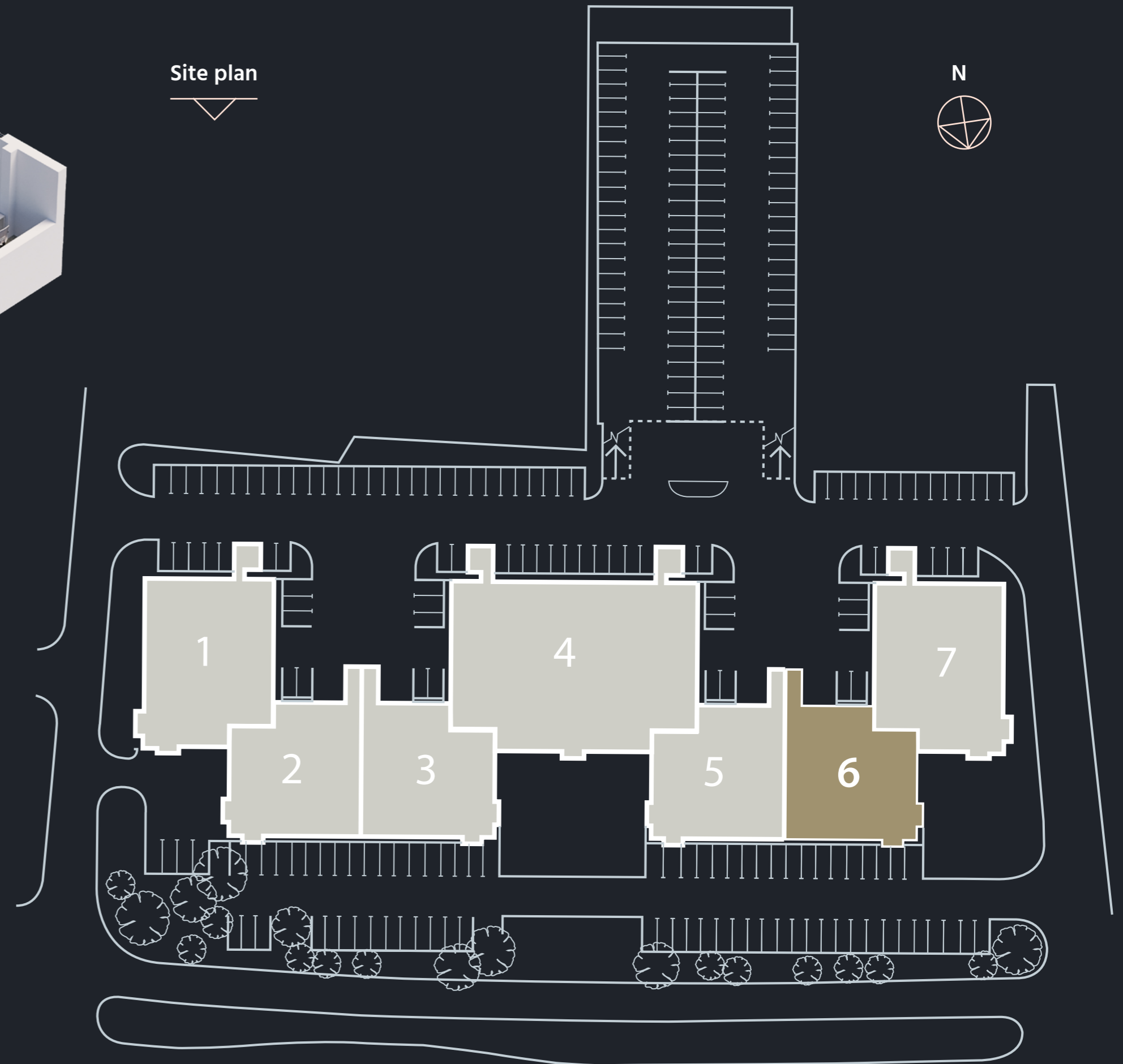
# 6 ELSTREE GATE - FLOOR PLAN

Ground floor of 3,622 sq ft (IPMS3) is available fully fitted to Cat A+ standard.

Ground floor plan



Site plan



ELSTREE & BOREHAMWOOD STATION



TESCO

BOREHAMWOOD SHOPPING PARK

BBC STUDIOS



THE VENUE LEISURE CENTRE

ELSTREE STUDIOS

ELSTREE GATE



PANATTONI



ELSTREE TRADE PARK



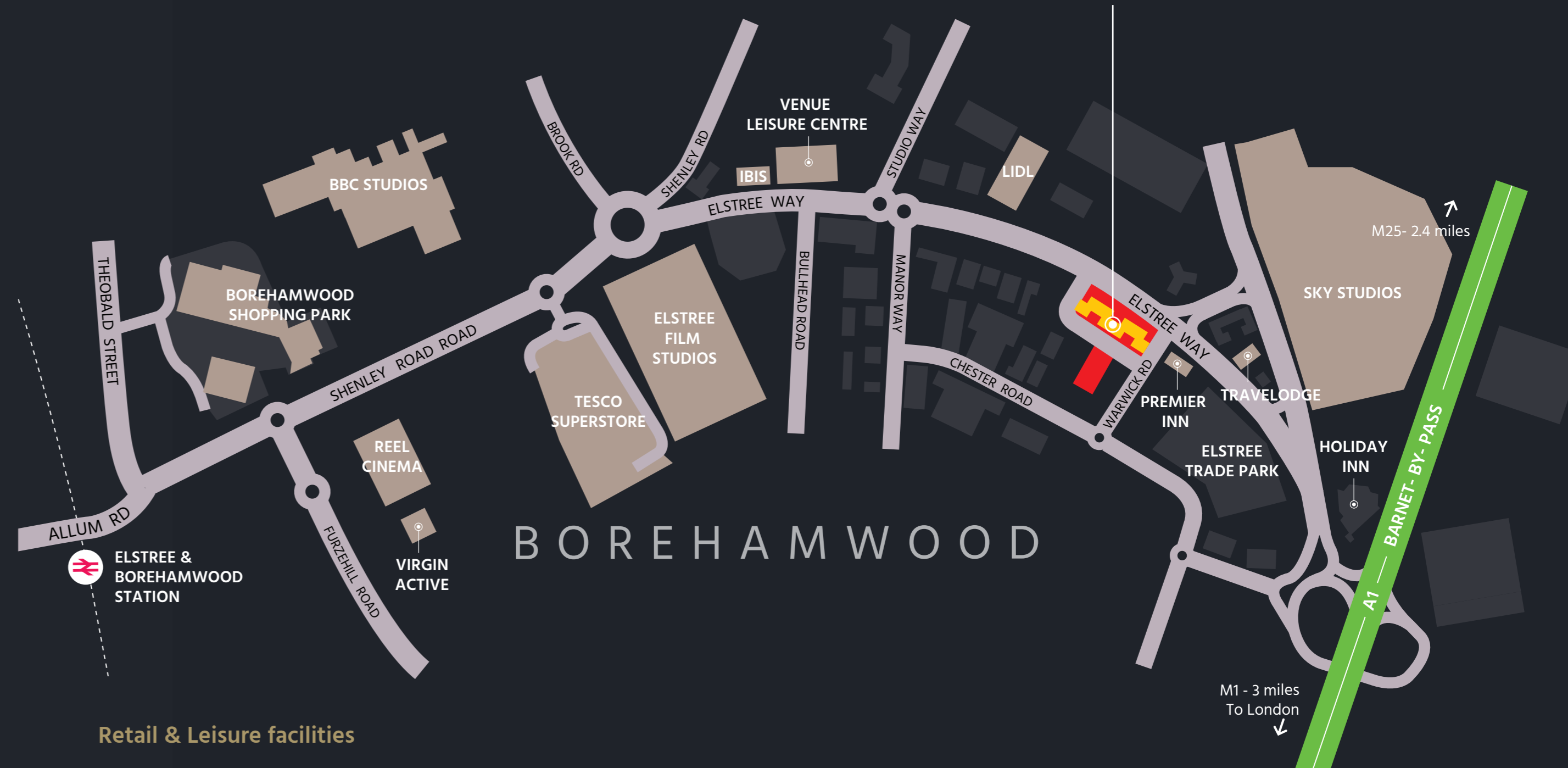
sky studios

# A VIBRANT HUB OF RETAIL, LEISURE & BUSINESS

Borehamwood is home to the headquarters of several well-known companies, Pinnacle Insurance, Durkan, Elstree Studios, BBC Studios and Sky's new state-of-the-art TV and film studios. Borehamwood is vibrant town centre with national retailers, cafés, and restaurants. There are 12 hotels within a 5-mile radius, including 3 adjacent to Elstree Gate.

The town features health and fitness clubs, a variety of gyms including Virgin Active and two golf courses: Dyrham Park and Radlett Park. For entertainment, there's the Top Golf Game Centre, American Golf Driving Range, cinema, and the A1 Shooting Ground.

# ELSTREE GATE



## Retail & Leisure facilities

### Borehamwood Shopping Park

- Starbucks
- Next
- M&S Simply Food
- Aldi
- Boots
- WH Smith
- Sports Direct
- Costa Coffee
- JD Sports
- Anytime Fitness
- Halfords
- Argos
- Metro Bank
- Pets at Home

### Restaurants & Cafés

- Nando's
- Greggs
- Subway
- Wild Bean Café
- McDonald's
- KFC

### Supermarkets

- Tesco
- Lidl

### Hotels

- Premiere Inn
- Holiday Inn
- Ibis
- Travelodge

### Day Care Nurseries

- Cheeky Monkeys
- Kidstuff
- Starjumps

### Arts, Film & Media

- BBC Studios
- Elstree Studios
- Sky Studios

### Elstree Trade Park

- Halfords Auto Centre
- Wickes
- HSS Hire

### Activities & Leisure

- The Venue Health & Fitness & Swimming pool
- Virgin Active Health Club
- Club Motivation Fitness Centre
- Reel Cinema
- Top Golf Game Centre
- American Golf shop & driving range

What3Words  
///flap.logs.speak

Google Maps  
WD6 1JS

# PERFECTLY POSITIONED

Borehamwood is situated just 12 miles from Central London and is conveniently located near the A1, with the M1 and M25 motorways within 3 miles.

Elstree Gate enjoys a prime position, directly facing Elstree Way (A5135) at its junction with Warwick Road, and is within half a mile from the A1.

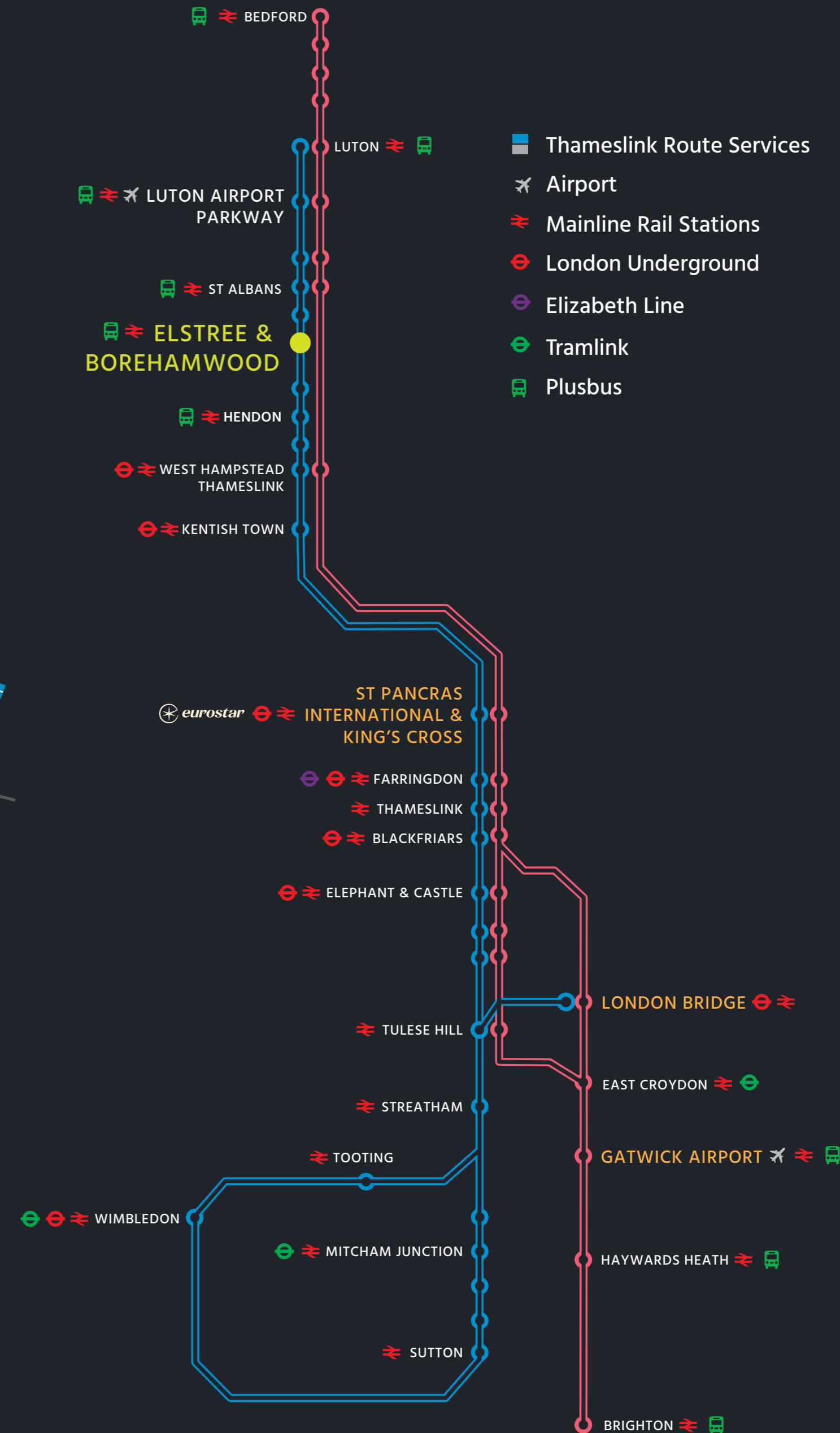
Elstree and Borehamwood station is approximately 1 mile from Elstree Gate, providing direct connections to London St Pancras (17 mins) and the London Underground.

Borehamwood is well-served by public transport, with 25 bus routes operating in the area and several bus stops located close to the estate.

BY ROAD	Miles
A1	0.3
M25 Junction 25	2.5
A1(M)	2.5
M1 Motorway	3
Central London	13

AIRPORTS	Miles
Luton	25
Heathrow	32
London City	35
Stansted	36
Gatwick	75

BY RAIL	Mins
St Pancras International	17
Luton	26
Farringdon	25
Oxford Circus	37
Bank	38



# ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JS

## FURTHER INFORMATION

### TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

### VIEWING

By appointment through the joint agents.

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