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bespoke commercial property consultants

**lumiere - the hq
building
5 elstree way
borehamwood, wd6**

for rent / lease

1,410 sq ft

furnished fully inclusive based
on minimum 3 months upwards,
stylish fully fitted floor to with a
double height entrance ready for
a tenant



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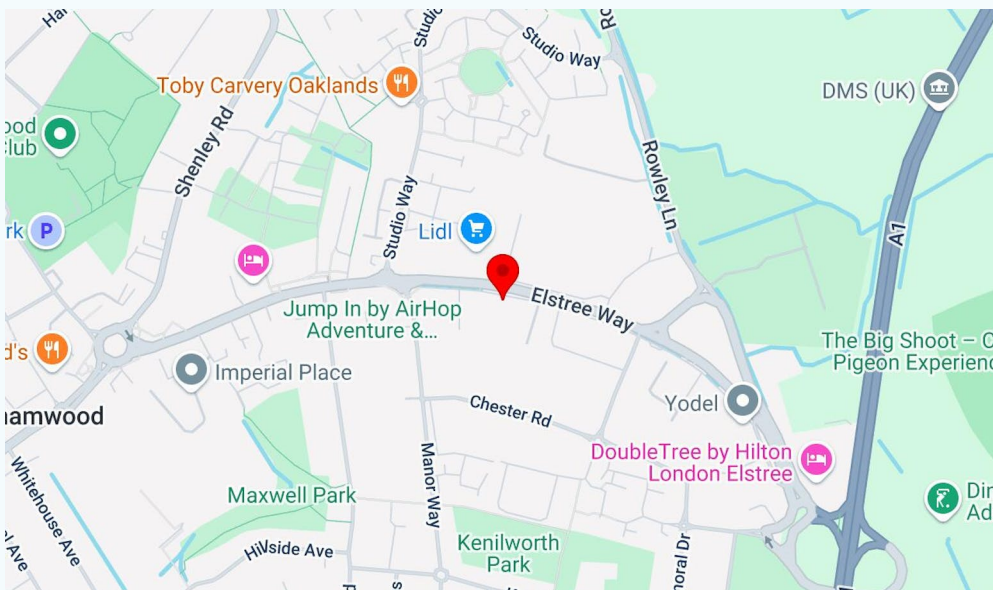
about

this art deco self contained building has been fully fitted to offer ample work stations , kitchen, meeting rooms/phone booths and break out spaces which is ideal for a business with a double height entrance. available on fully inclusive based on a minimum of 3 months upwards

location

the building is situated on elstree way, between the a1 and borehamwood town centre, within the london commuter belt. its a strategic position, allowing for swift connections to the capital and the rest of the country.

elstree + borehamwood station is within walking distance where the regular thameslink trains run to st pancras international, the eurostar terminal in less than 30 minutes.



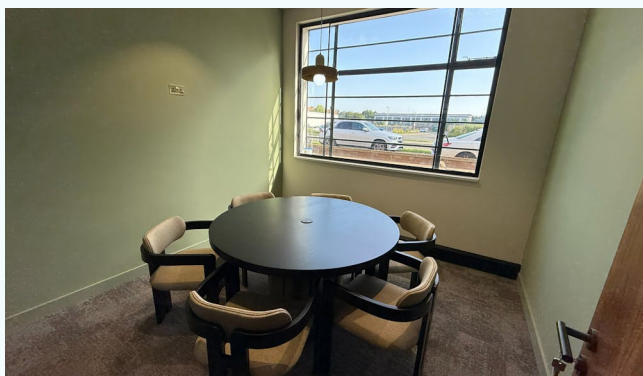
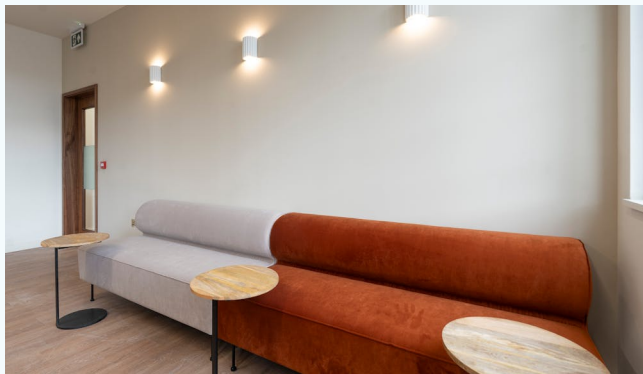
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground	1,410	130.99	available
1st	1,582	146.97	let
total	2,992	277.96	

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amenities

- fully fitted
- up to 3m floor to ceiling heights
- air conditioning
- new architecturally designed lighting
- large kitchen on ground floor
- meeting rooms
- phone booths
- wc`s + shower
- car parking

financials

rent	£29.50 per sq ft alternatively we are able to offer on a monthly basis (minimum of 3 months) at an all inclusive rent of £7,500 + vat
rates payable	£12 per sq ft estimated
service charge	£2 per sq ft

lease

new lease

possession

available immediately

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viewings & more information

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