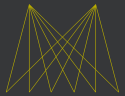


LIMELIGHT

BOREHAMWOOD  
WD6 1JH

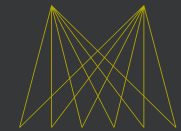


# SCENE

---

**Limelight is a high quality office complex strategically located for easy access to the A1(M) and Borehamwood town centre. The complex combines two buildings, Lumiere and Premiere.**

The complex is already home to a plethora of major occupiers including Redsquid, Fraser Hart, Filippo Berrio, Mediterranean Growers, Enterprise Finance and Hamilton Fraser Insurance.



**LIMELIGHT**

BOREHAMWOOD  
WD6 1JH

# SHINE

**Flexible and contemporary space where your business and staff can thrive.**

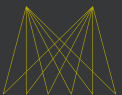
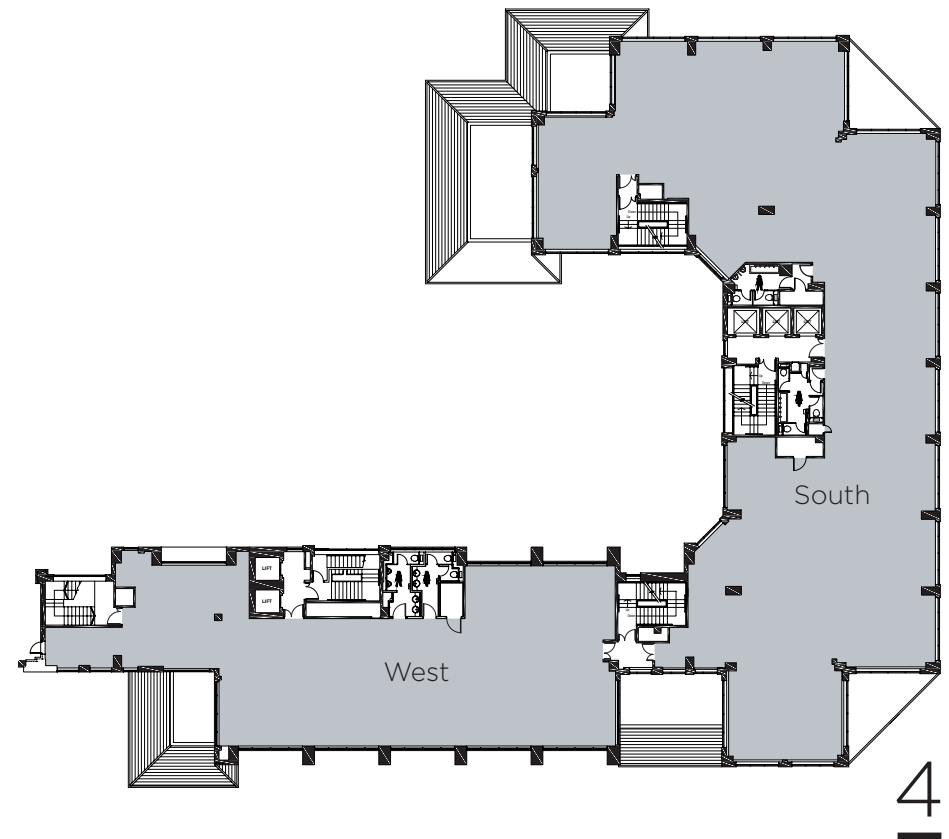
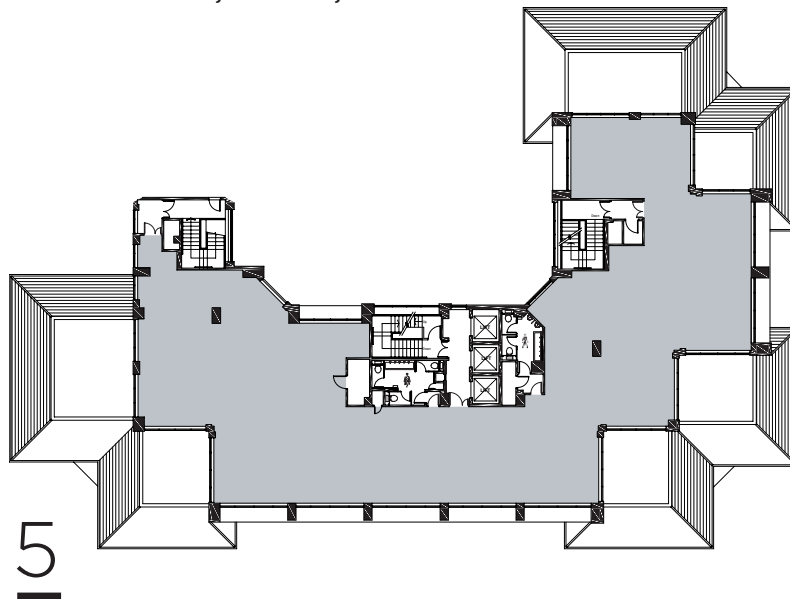
The available space is located across the 4th and 5th floors in Premiere and is available as a whole or as individual suites.

## FLOOR AREAS

| Floor                | sq ft         | sq m           |
|----------------------|---------------|----------------|
| Fifth floor          | 5,036         | 467.9          |
| Fourth floor (South) | 6,937         | 644.5          |
| Fifth floor (West)   | 3,377         | 313.8          |
| <b>Total</b>         | <b>15,350</b> | <b>1,426.2</b> |



Proposed coffee pod - CGI





## SPECIFICATION

- VRV air conditioning
- Suspended ceilings
- LED lighting
- Raised floor with 100mm void
- WC facilities
- Shower facilities
- On-site security
- Car parking ratio 1:251 sq ft
- EPC Rating - B36

# LIVE

Borehamwood is full of life where you can enjoy the many amenities and leisure facilities on offer.

Occupiers at Limelight benefit from being in close proximity to retailers such as Next, Argos, Boots and Marks & Spencer as well as a variety of cafés, restaurants and the Reel cinema. Health, fitness, sports and leisure activities are also close by at the Virgin Active gym and The Venue.

## Retail & Leisure facilities

### Borehamwood Shopping Park

Debenhams  
M&S Simply Food  
Next  
WH Smith  
Boots  
New Look  
Outfit  
JD Sports  
Argos  
Body Shop  
Clinton Cards  
Sports Direct  
Clarks  
Miss Selfridge Warehouse  
Top Shop Top Man  
Phone 4u  
Carphone Warehouse  
HSBC  
Halfords  
Lidl  
Metro Bank  
Pets at Home

### Superstore

Tesco

### Elstree Trade Park

Wickes  
Halfords Auto Centre  
HSS Hire  
TLC - Discount Electrical Distributors  
National Tyres & Autocare

### Activities & Leisure

Virgin Active Health Club  
The Venue Health and Fitness and Swimming pool  
Club Motivation Fitness Centre  
Reel Cinema  
A1 Shooting Ground  
Top Golf Game Centre  
American Golf shop and driving range

### Restaurants & Cafés

Nandos  
Costa Coffee  
Starbucks  
Café Nero  
Wild Bean Café

### Hotels

Ibis  
Holiday Inn  
Travelodge  
Premiere Inn  
Innkeepers Lodge

### Day Care Nurseries

Cheeky Monkeys  
Kidstuff  
Starjumps



# CONNECT



Sat Nav Ref: WD6 1JH



Limelight occupies a prominent position just minutes from the A1(M) with quick and easy access to junction 23 of the M25 Motorway & only 13 miles from Central London.

Elstree & Borehamwood station provides a frequent service into St Pancras International (17 mins).

## COMMUNICATIONS



### ROAD

(miles)

|                   |     |
|-------------------|-----|
| A1                | 0.3 |
| M25 (Junction 23) | 2.5 |
| M1                | 2.5 |
| Central London    | 13  |



### AIR

(miles)

|                  |    |
|------------------|----|
| Luton Airport    | 24 |
| Heathrow Airport | 32 |
| Stansted Airport | 36 |
| Gatwick Airport  | 75 |



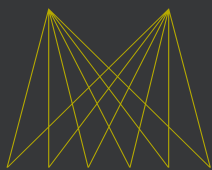
### RAIL

(minutes)

Fastest Journey time from Elstree & Borehamwood:

|                          |    |
|--------------------------|----|
| St Pancras International | 17 |
| City Thameslink          | 27 |
| Luton                    | 26 |
| Oxford Circus            | 37 |
| Bank                     | 38 |
| Brighton                 | 98 |





# LIMELIGHT

BOREHAMWOOD  
WD6 1JH



[LIMELIGHT-BOREHAMWOOD.CO.UK](http://LIMELIGHT-BOREHAMWOOD.CO.UK)

## VIEWING

Strictly by appointment through the joint agents.

Misrepresentation Act 1967: Messrs Bray Fox Smith & Stimpsons for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith & Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled October 2017.

Paul Smith  
020 7629 5572  
[paulsmith@brayfoxsmith.com](mailto:paulsmith@brayfoxsmith.com)

James Shillabeer  
020 7629 5456  
[jameshillabeer@brayfoxsmith.com](mailto:jameshillabeer@brayfoxsmith.com)

Graham Payne  
01707 259599  
[gp@stimpsons.co.uk](mailto:gp@stimpsons.co.uk)

**bray  
fox  
smith** [brayfoxsmith.com](http://brayfoxsmith.com)  
**020 7629 5456**

**Stimpsons**  
**01707 259599**  
[www.stimpsons.co.uk](http://www.stimpsons.co.uk)