

**GROUND FLOOR, 1 ELSTREE GATE
ELSTREE WAY, BOREHAMWOOD, HERTS WD6 1JD**



TO LET - £140,800 per annum

Ground Floor Offices
5,313 SQ FT (493.6 M²)

- | | |
|-------------------------------|---------------------------------|
| ■ Modern refurbished building | ■ Kitchenette |
| ■ Air conditioning | ■ Male and Female WC facilities |
| ■ Full accessed raised floors | ■ On site car parking |

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LOCATION

Borehamwood is located 12 miles from Central London and is adjacent to the A1 with the M1 and M25 motorways within 3 miles. Several household names have headquarters in Borehamwood including KFC, Signet, Elstree Studios and BBC Studios.

Elstree Gate occupies a prominent location immediately fronting Elstree Way (A5135) at its junction with Warwick Road, only half a mile from the A1.

Elstree and Borehamwood station is located approximately 1 mile from Elstree Gate which offers direct access to London St Pancras and the London Underground. There are 25 bus routes servicing Borehamwood with a number of bus stops next to the Estate.

DESCRIPTION

Elstree Gate is a development of seven two-storey office buildings set in mature landscaped gardens fronting Elstree Way. The subject premises are located on the ground floor of Building 1.

ACCOMMODATION

Ground floor office: 5,313 sq ft 493.6 m²

(approximate IPMS3 floor areas)

TERMS

The property is available by way of a subletting. The current lease expires 30th October 2025 and is subject to a rent review on 30th October 2020.

RENT

£140,800 per annum exclusive

RATES

Rateable value: £54,000

Rates payable: £26,622 per annum (2018/19)

For further information on rates payable please contact

SERVICE CHARGE

An estate service charge is recovered by the Landlords. The figure for the Ground Floor is £1,602.63 per quarter.

VAT

The property is VAT Registered and therefore VAT will be charged on the rent.

EPC

The Energy Performance Asset Rating is D78. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

GRAHAM PAYNE
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