

# ELSTREE TOWER

ELSTREE WAY, BOREHAMWOOD, WD6 1SD

FOREST

REAL ESTATE

# TO LET

## 3,000 TO 80,175 SQ FT

### High Quality, Great Value Office Floors Ranging from 3,000 sq ft

## Key Features

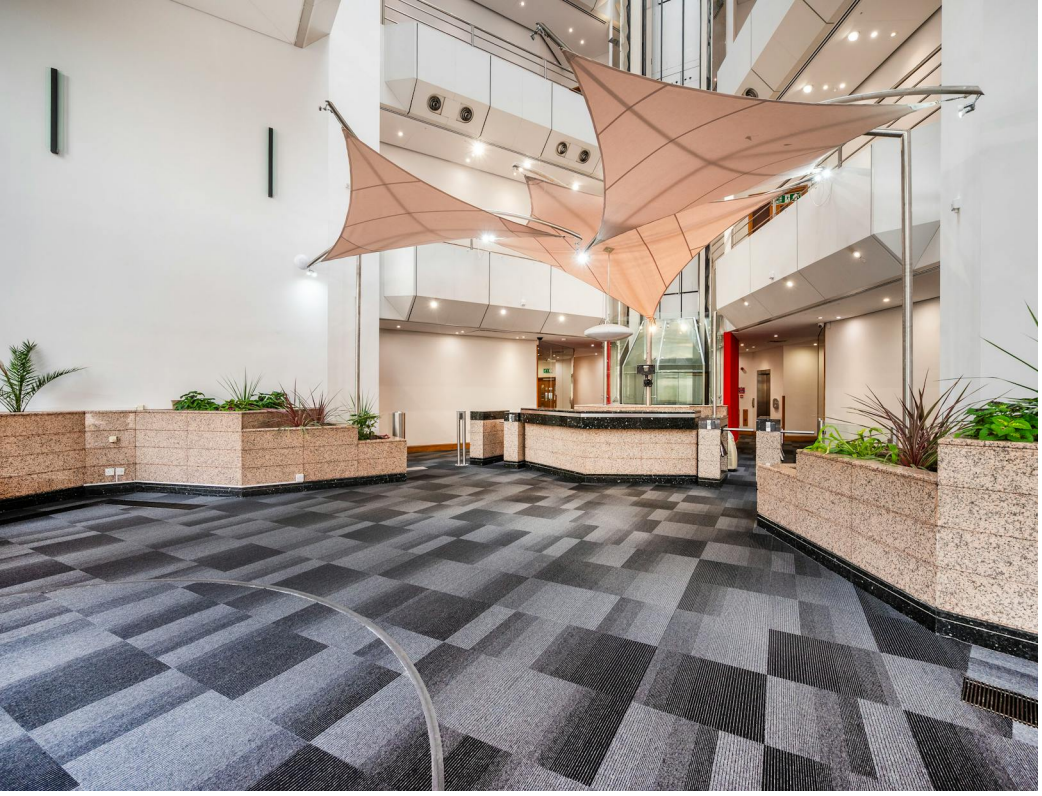
- Amazing Natural Light
- Car Parking Spaces Available
- Shower Facilities
- All Floors Can be Split
- CCTV and On-Site Security
- Newly Refurbished Reception
- Great Breakout Space
- Bike Racks
- On Site Food and Beverage
- Gated Building

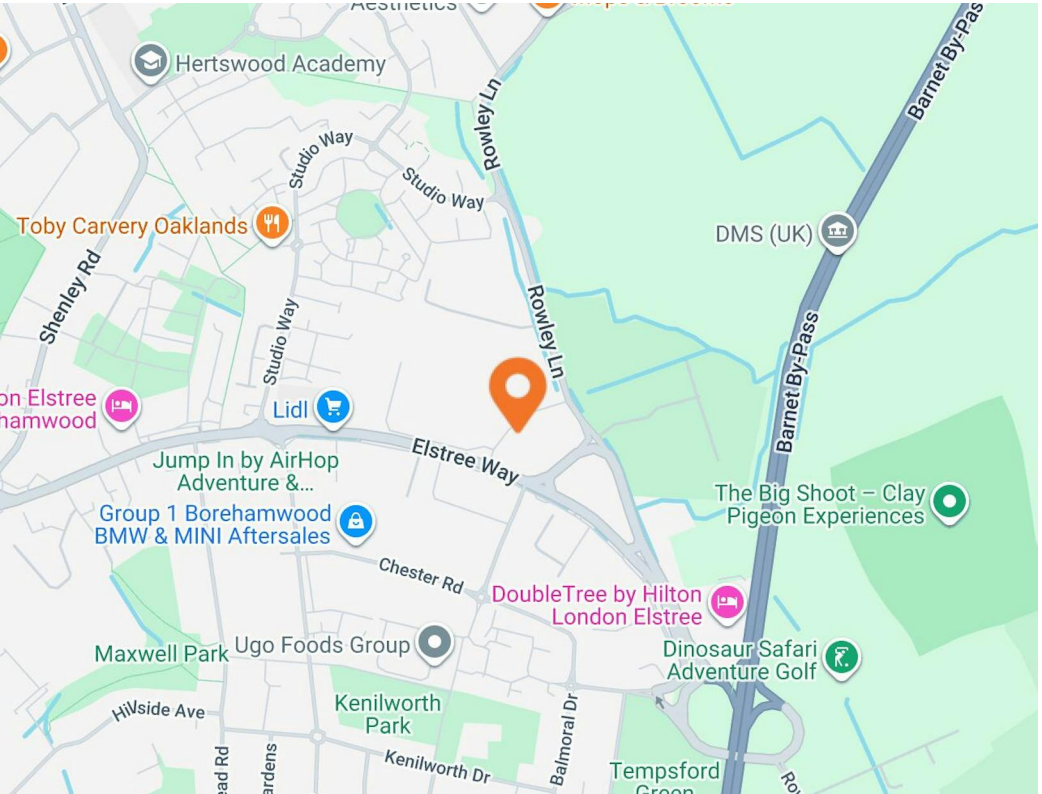




**View Virtual Tour**

**Elstree Tower, Elstree Tower, Elstree Way**
Borehamwood, WD6 1SD






## Description

Elstree Tower offers over 80,000 sq ft of newly refurbished, high-quality office accommodation arranged over six floors. The building benefits from an impressive reception entrance with dedicated breakout space, excellent levels of natural light and flexible floorplates which can be configured to suit individual occupier requirements. Each floor can be split to suit a tenant's needs and accommodation is available either fully fitted or unfitted, providing flexibility for businesses looking to create their ideal working environment. Further amenities include showers, WCs and an on-site car park, making Elstree Tower a well-equipped and attractive option for a variety of potential tenants.

## Location

Elstree Tower occupies a prominent position on Elstree Way in Borehamwood, within an established commercial location approximately 13 miles north-west of Central London. The area benefits from excellent road and public transport connectivity, with the A1 providing direct access to North London and the M25 and M1 both within easy reach. Elstree & Borehamwood railway station is served by Thameslink, providing direct services into London St Pancras, Farringdon, City Thameslink, Blackfriars and London Bridge, making the location highly accessible for both London-based and local employees.

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# Availability

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 12,519 | 1,163.05 | Available |
| 1st | 12,269 | 1,139.83 | Available |
| 2nd | 12,984 | 1,206.25 | Available |
| 3rd | 12,987 | 1,206.53 | Available |
| 4th | 12,874 | 1,196.03 | Available |
| 5th | 12,859 | 1,194.64 | Let |
| 6th | 3,683 | 342.16 | Let |
| **Total** | **80,175** | **7,448.49** | |

| | |
|---|---|
| **Lease** | New Lease |
| **Rent** | £20 - £28.50 per sq ft |
| **Rates** | £12.80 per sq ft |
| **Service Charge** | £7 per sq ft |
| **VAT** | Applicable |
| **EPC** | On application |

# Contact


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