

LIMELIGHT

BOREHAMWOOD WD6 1JH

WELCOME TO LIMELIGHT

OPPOSITE THE NEW SKY STUDIOS IN WHAT IS NOW BOREHAMWOOD'S CREATIVE QUARTER, LIMELIGHT HAS BEEN FULLY REPOSITIONED TO PROVIDE BEST-IN-CLASS OFFICE SPACE IN BOREHAMWOOD & THE WIDER NORTH WEST M25.

MAKING AN ENTRANCE



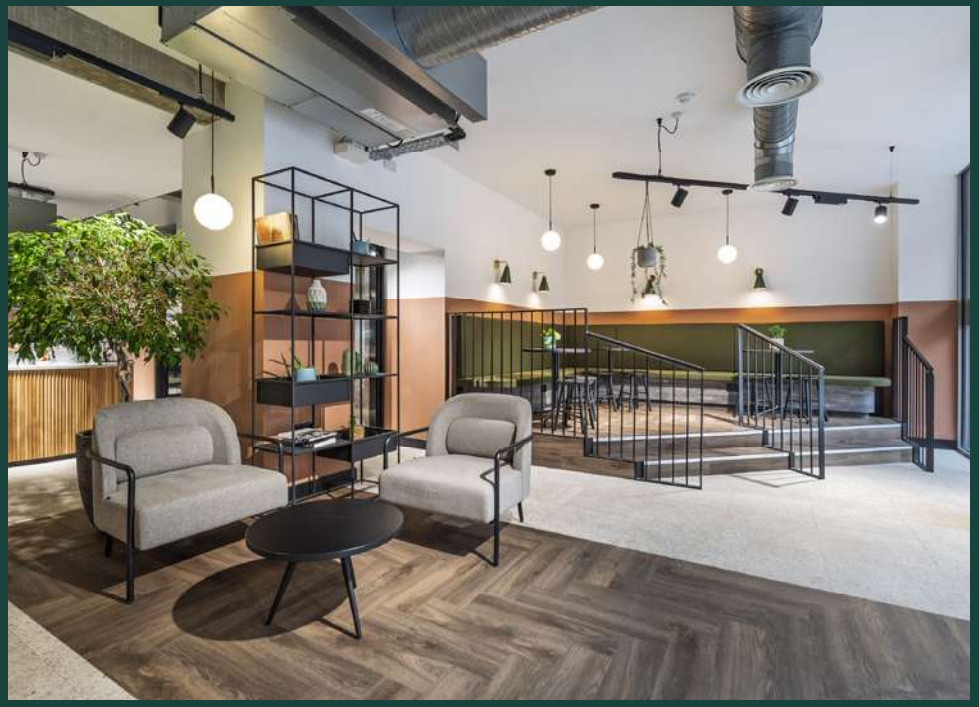


FIRST IMPRESSIONS

ACTION

Limelight has been repositioned with the modern-day occupier firmly in mind. The new café and business lounge will be the heartbeat of Limelight with an amazing f&b offer and has been carefully designed to offer informal breakout areas, meeting rooms for larger groups or you can just pop in for a coffee or lunch. In addition, staff will be able to make the most of their time with the new on-site gym, fitness studio and state-of-the-art changing facilities.




















TREAT YOURSELF
SWEET TREAT DEAL
£4.25
ONE OF OUR SWEET TREATS
+ HOT DRINKS
START THE DAY RIGHT
MORNING PASTRY DEAL!
£3.95
ANY CROISSANT OR DANISH
+ HOT DRINK!

SHINE

Cool and contemporary space where your business and staff will thrive.



Suite 1 - Third floor



Suite 2 - Third floor



Suite 2 - Fourth floor



Suite 3 - Third floor



Indicative CGI's of a fully fitted suite.

STARRING

Bespoke fitted suites available

Business lounge

VRV air conditioning

LED lighting

Suspended ceilings

Raised floor with 100mm void

Shower facilities

On-site café

Gym and fitness studio

WC facilities

On-site security

Car parking ratio 1:251 sq ft











THE STAGE

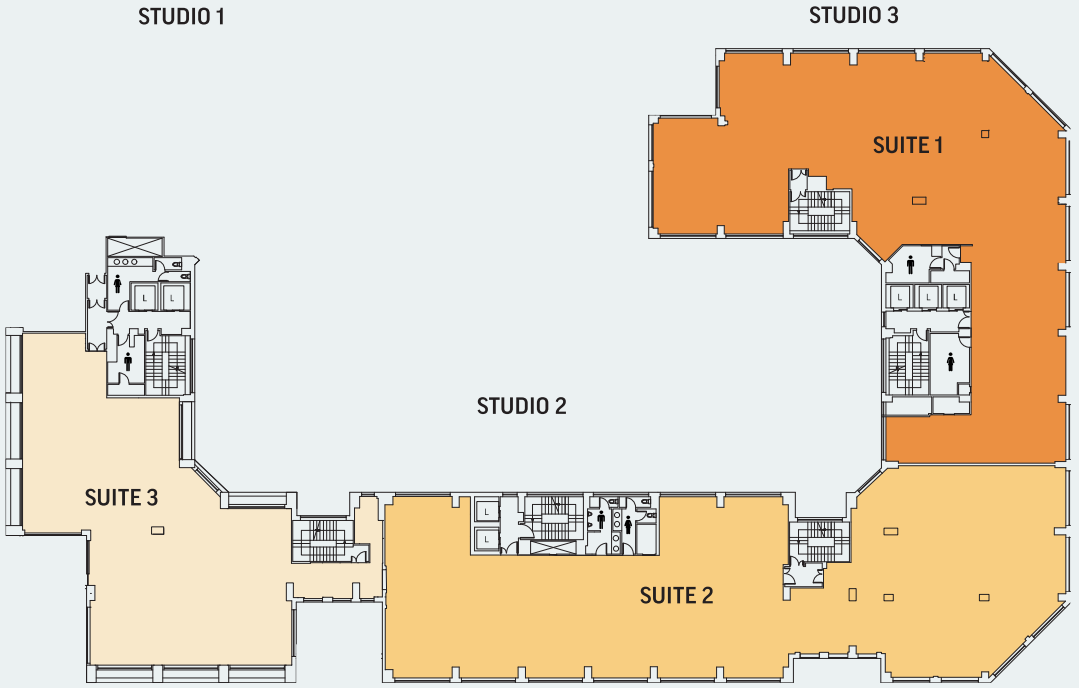
SMALL STUDIOS

Limelight offers a number of smaller office suites ranging in size from 3,365 sq ft to 6,510 sq ft, all of which have been refurbished to a Cat A standard ready for you to undertake your fit-out or we can take the strain and deliver your fit-out for you.

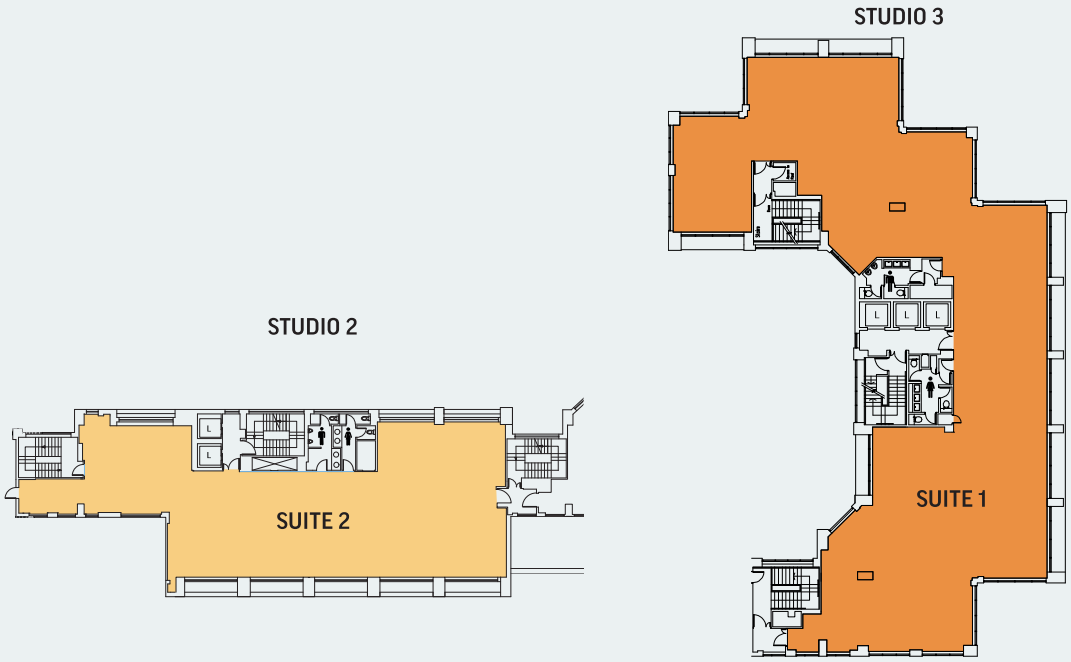
Third floor		sq ft
Studio 1	Suite 3	3,709
Studio 2	Suite 2	6,510
Studio 3	Suite 1	5,527

Fourth floor		sq ft
Studio 2	Suite 2	3,365

Fifth floor		sq ft
Studio 3	Suite 1	5,161



THIRD FLOOR



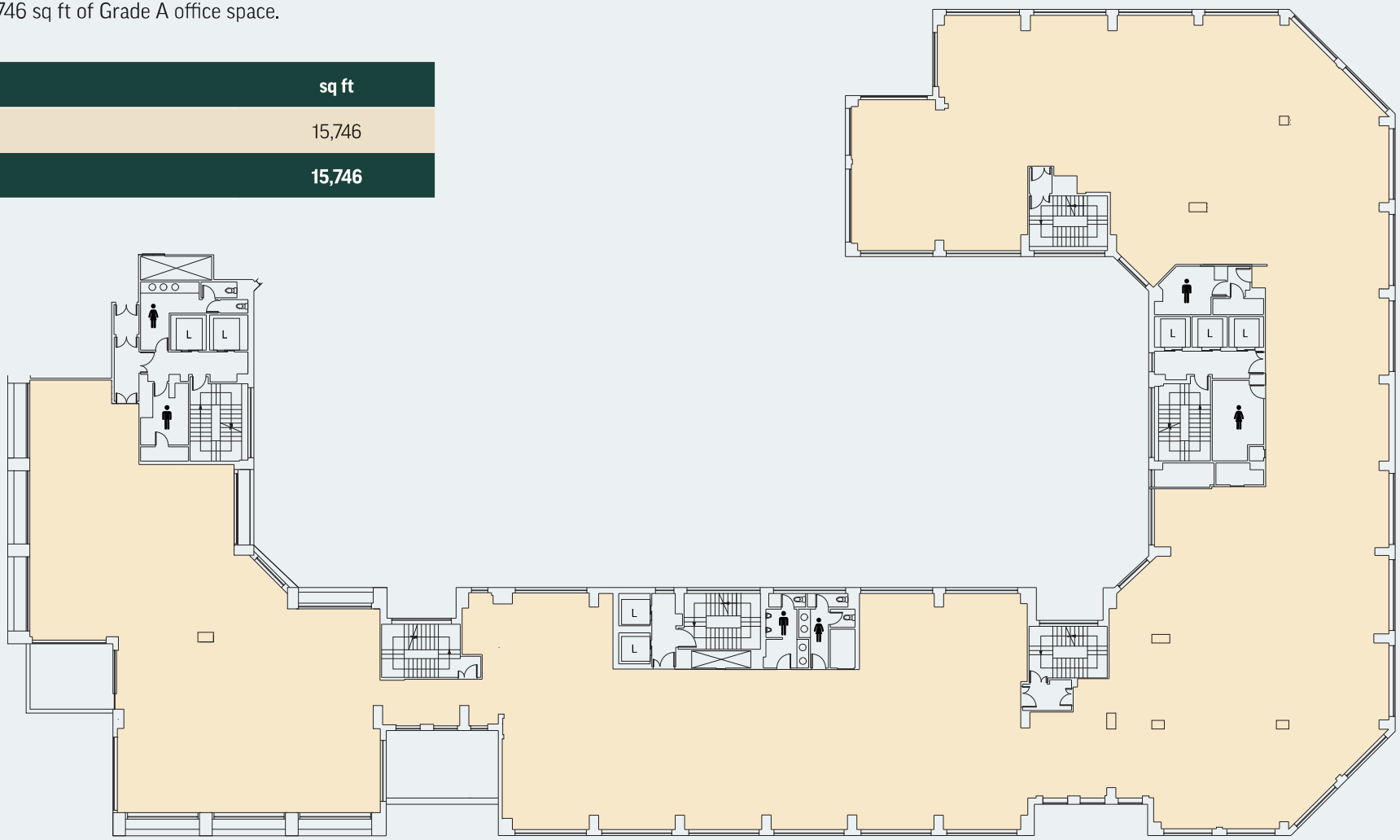
FOURTH FLOOR

FIFTH FLOOR

LARGE STUDIOS

In addition to our small suites, contiguous accommodation can be created across the entirety of the third floor offering 15,746 sq ft of Grade A office space.

Building	sq ft
Third Floor	15,746
Total	**15,746**



THIRD FLOOR

LIVE

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

It has rich historical links with the film and media industries through BBC Studios and Elstree Studios.

Sky have recently developed a new 27.5 acre studio facility immediately adjacent to Limelight providing sound stages from 10,000 to 30,000 sq ft and creating 2,000 new jobs.

















BIG NAMES

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.

LIMELIGHT

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Retail & Leisure facilities

Borehamwood Shopping Park
M&S Simply Food
Costa Coffee
Starbucks
Prezzo
Next
Anytime Fitness
Aldi
Sports Direct
WH Smith
Boots
JD Sports
Argos
Body Shop
Halfords
Metro Bank
Pets at Home

Supermarkets
Tesco
Lidl
Aldi

Elstree Trade Park
Wickes
Halfords Auto Centre
HSS Hire

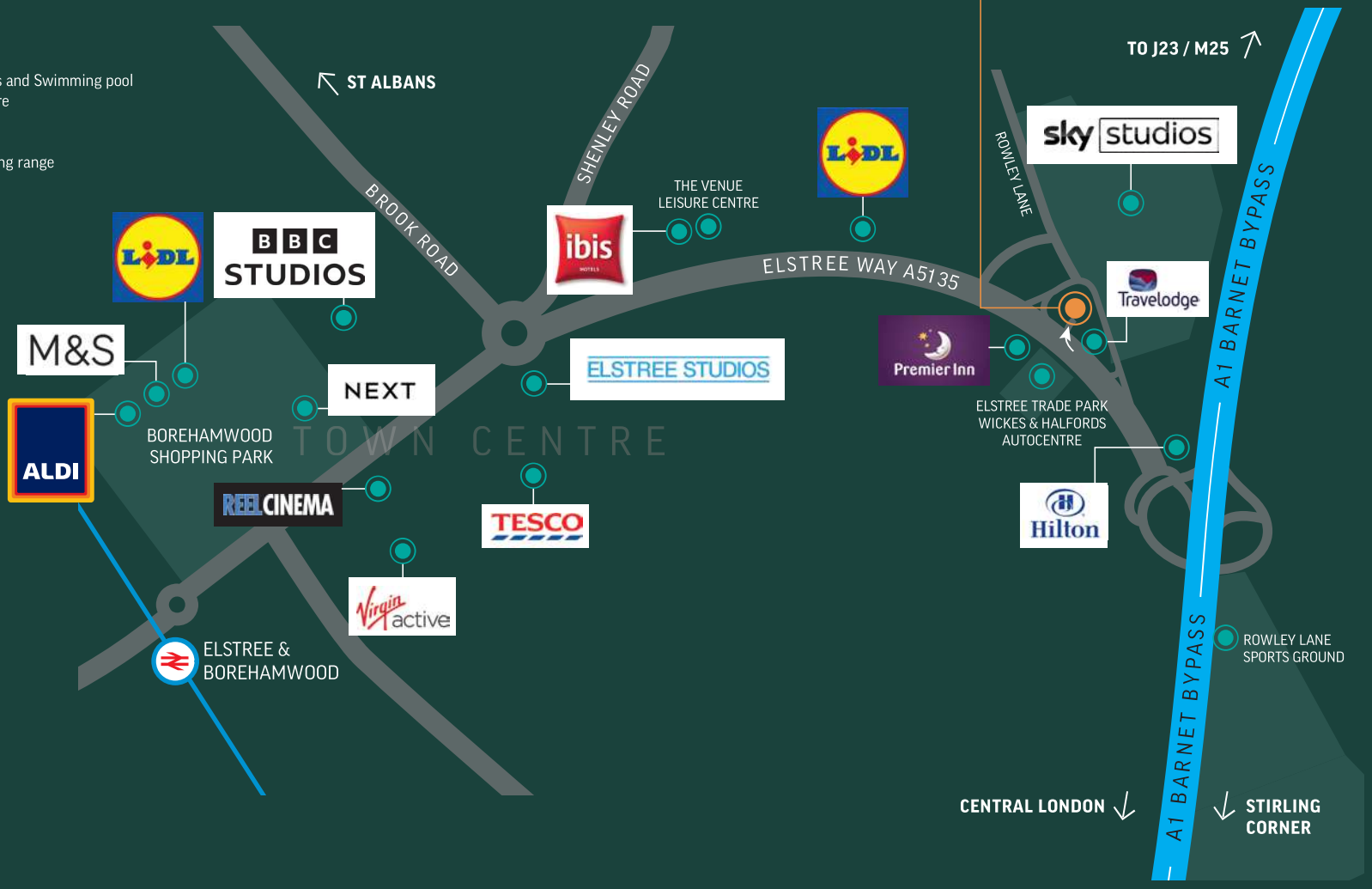
Activities & Leisure
Virgin Active Health Club
The Venue Health and Fitness and Swimming pool
Club Motivation Fitness Centre
Reel Cinema
Top Golf Game Centre
American Golf shop and driving range

Restaurants & Cafés
Nando's
Wild Bean Café
McDonald's
KFC
Subway
Greggs

Hotels
Ibis
Holiday Inn
Travelodge
Premiere Inn

Day Care Nurseries
Cheeky Monkeys
Kidstuff
Starjumps

Arts, Film & Media
Sky Studios
Elstree Studios
BBC Studios




M25
A1(M)
J23
TOWN CENTRE
LIMELIGHT
sky studios
A1
BARNET
BY-PASS
Hilton
Travelodge
Premier Inn

CONNECT

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).

BY ROAD (miles)

0.3	2.5	2.5	3	13
A1	M25 Junction 23	A1(M)	M1 Motorway	Central London

AIRPORTS (miles)

25	32	35	36	75
Luton Airport	Heathrow Airport	London City	Stansted Airport	Gatwick Airport

BY RAIL (minutes)

Fastest Journey time from Elstree & Borehamwood:

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



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limelight-borehamwood.co.uk

VIEWING
Strictly by appointment through the joint agents.

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