

Grade A Office To Let

Building 1, Imperial Place, Elstree Way, Borehamwood, WD6 1JN

9,628 sq ft (895 sq m)



Key Features

- Excellent parking allocation of c1:250 sq. ft.
- Manned reception
- On site cafe
- Suspended ceilings with energy efficient LED lighting
- High quality fit out
- Air conditioned
- Full access raised floors
- 2 passenger lifts
- Private WC's
- High quality kitchen / break-out area
- Potentially suit plug and play
- Furniture possibly available by negotiation

Location

Imperial Place occupies a commanding and high profile position fronting Elstree Way, a short walk from Borehamwood town centre and station. Road communications are excellent, with the A1(M) being approximately 1 mile from the property and the M1 (J4) and M25 (J23) motorways only some 3 miles distant.

Elstree & Borehamwood station is within walking distance, where a fast and frequent service offers connections to London St Pancras in as little as 24 minutes and to Luton/Luton Airport in 27 minutes. Luton airport is approximately 21 miles north by road, from where a variety of budget operators offer connections with major European destinations.

Description

Imperial Place is a modern, campus style development comprising 4 purpose built office buildings surrounded by extensive landscaping and generous surface and multi storey parking. The available accommodation comprises the entire 3rd floor of Building 1, which is arranged in a predominantly open plan fashion with a pleasant aspect over Elstree Way. The suite has been fitted out to a high standard, with extensive use of full height glazed partitions.

The scheme is home to some 20 diverse tenants, including major companies such as Just Eat, Signet, Pizza Hut and Taylor Wimpey.



Accommodation

	sq ft	sq m
Total	9,628	895

Lease Term

The suite is offered on a new lease for a term by negotiation. Detailed terms are available on application to the joint agents.

EPC

Energy Performance Asset Rating: D-81

Further Information

For further information please contact joint agents Brasier Freeth LLP and Hanover Green.

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