



High quality office accommodation available from 15,498 sq ft to 32,490 sq ft in a business park location.

## Tasman House

The Waterfront, Elstree Road, Elstree,  
WD6 3BS

Office

# TO LET

**15,498 to 32,490 sq ft**

(1,439.81 to 3,018.42 sq m)

- VRF Air Conditioning
- LED lighting
- Suspended ceilings
- Full access raised floors
- Male, Female and Disabled WC facilities
- Shower Room
- Car Parking (1:260 sq ft.)
- EPC Rating A24

# Tasman House, The Waterfront, Elstree Road, Elstree, WD6 3BS

## Summary

<b>Available Size</b>	15,498 to 32,490 sq ft
<b>Rent</b>	£29 per sq ft
<b>Business Rates</b>	For further information on rate payable from April 2023 please contact Hertsmere Council
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Estate Charge</b>	TBC
<b>EPC Rating</b>	A (24)

## Description

The property comprises suites on the ground and first floor of a two storey pavilion style office building set in a landscaped business park. The exterior and internal communal areas were extensively refurbished less than 2 years ago.

The following suites are available:

Ground Floor East - 3,115 Sq Ft

Ground Floor West - 7,650 Sq Ft

First Floor - 16,052 Sq Ft

The first floor can be split into two separate suites of 8,972 sq ft and 6,920 sq ft

## Location

The Waterfront is accessed from the A411 close to its junction with the A41, which connects directly to the M1 motorway at Junctions 4 and 5 (both within 4 miles). Elstree is located approximately 15 miles north of Central London and 6 miles south east of Watford. The M25 motorway is within approximately 7 miles. The A411 provides direct access to the A1 at Sterling Corner, which is within 3 miles. The park is serviced by Arriva bus routes W7 and W9.

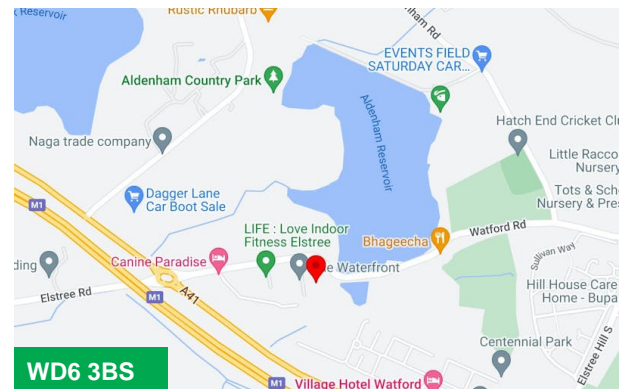
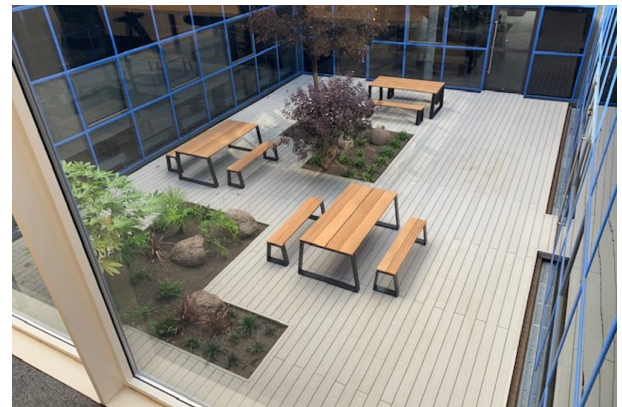
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Offices	15,498	1,439.81	Available
Ground - Reception	940	87.33	Available
1st - Offices	16,052	1,491.28	Available
<b>Total</b>	<b>32,490</b>	<b>3,018.42</b>	

## Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)



## Viewing & Further Information

### Graham Payne

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### Stimpsons

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