



High Quality Offices To Be Refurbished

Part 1st Floor Caspian House

The Waterfront Business Park, Elstree Way,
Elstree, WD6 3BE

Office

TO LET

5,590 sq ft

(519.33 sq m)

- High quality air conditioned offices
- 22 car parking spaces
- To be refurbished
- Less than 3 miles to M1 Junction 5

Part 1st Floor Caspian House, The Waterfront Business Park, Elstree Way, Elstree, WD6 3BE

Summary

Available Size	5,590 sq ft
Business Rates	For further information on rate payable from April 2023 please contact Hertsmere council
Service Charge	N/A
EPC Rating	D (113)

Description

Caspian House comprises a two storey, pavillion style office building located within a landscaped business park. Reception and common parts of the building are finished to a very high standard. A first floor office suite is available comprising 5,590 sq ft (519 sq m) benefitting from recessed lighting, air conditioning and excellent natural light from the floor to ceiling windows and full accessed raised flooring.

Location

The Waterfront Business Park is located on the A411 close to its junction with the A41, which connects directly to the M1 motorway at Junction 4 and 5 (both within 4 miles).

Elstree is located approximately 15 miles north of Central London and 6 miles south each of Watford. The M25 motorway is within approximately 6 miles.

The A411 provides direct access to the A1 at Stirling Corner which is within 3 miles.

Elstree and Borehamwood Station provides fast connections to Central London and Luton airport and there is a frequent bus service which stops outside The Waterfront operating between Watford and Borehamwood on routes Arriva W7 and W9.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	5,590	519.33	Available
Total	5,590	519.33	

Viewings

Strictly by appointment via joint sole agents.

Terms

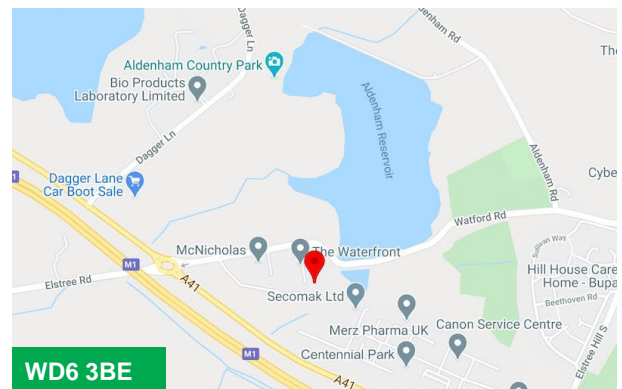
A new lease is available direct from the landlord for a term to be agreed with the incoming tenant.

VAT

The property is VAT registered and therefore VAT will be payable on the rent and service charge.

Service Charge

To be confirmed



Viewing & Further Information

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