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bespoke commercial property consultants

**lumiere - the hq  
building  
5 elstree way  
borehamwood, wd6**

for rent / lease

1,410 sq ft

this self contained art deco hq  
building with a double height  
entrance is stylishly fully fitted  
and ready for a tenant to move  
into



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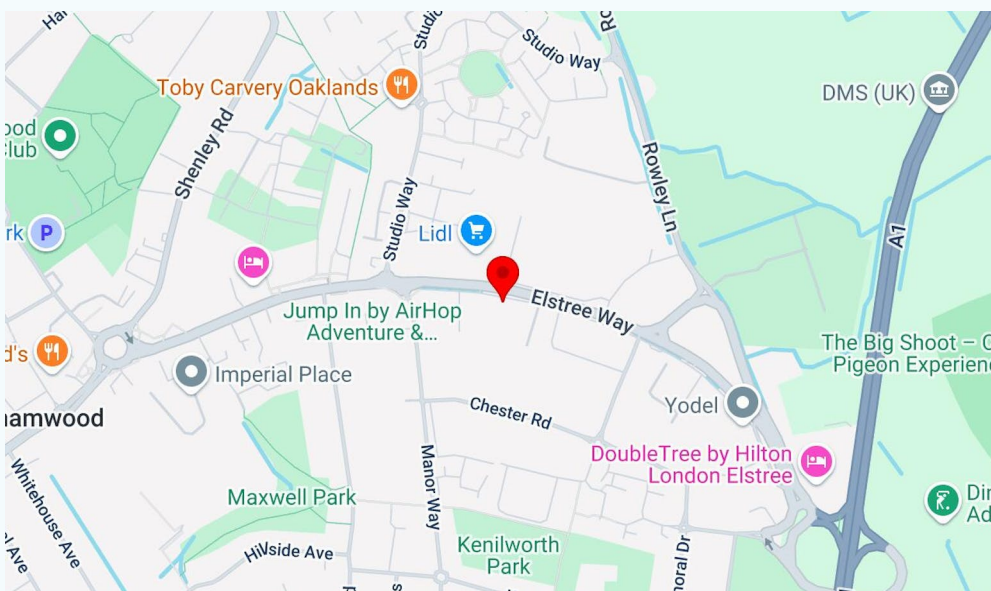
## about

this stunning two storey art deco self contained building has been fully fitted to offer ample work stations per floor, kitchens, meeting rooms/phone booths and break out spaces which is ideal for a business hq or office space with a double height entrance.

## location

the building is situated on elstree way, between the a1 and borehamwood town centre, within the london commuter belt. its a strategic position, allowing for swift connections to the capital and the rest of the country.

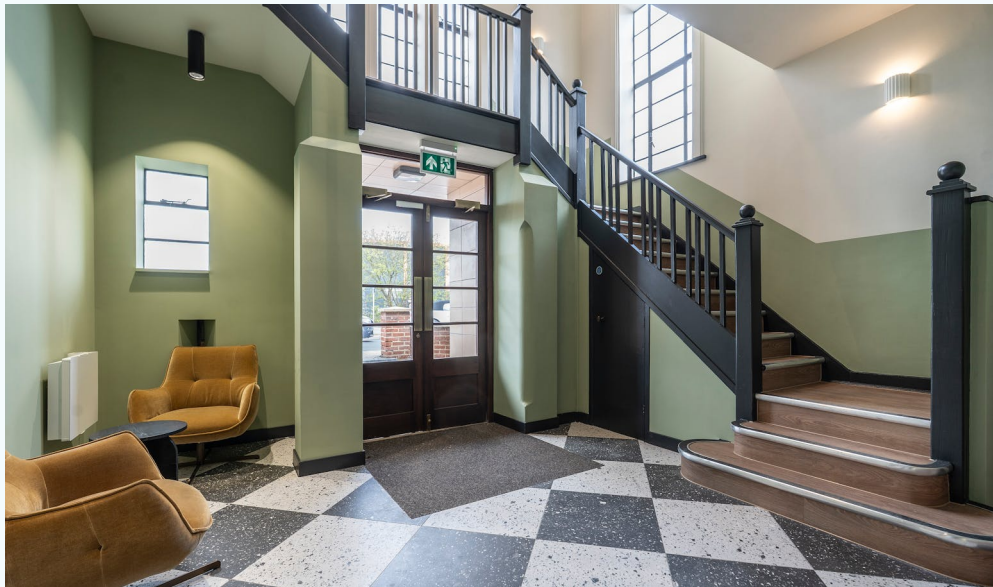
elstree + borehamwood station is within walking distance where the regular thameslink trains run to st pancras international, teh eurostar terminal in less than 30 minutes.



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## accommodation

the accommodation comprises the following areas:

| name   | sq ft | sq m   | availability |
|--------|-------|--------|--------------|
| ground | 1,410 | 130.99 | available    |
| 1st    | 1,582 | 146.97 | under offer  |
| total  | 2,992 | 277.96 |              |

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### amenities

- fully fitted floors
- up to 3m floor to ceiling heights
- air conditioning
- new architecturally designed lighting
- large kitchen on ground floor + kitchenette on 1st floor
- meeting rooms
- phone booths
- wc`s + shower
- car parking

### financials

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| rent           | £29.50 per sq ft alternatively we are able to office on a monthly basis (minimum of 3 months) at an all inclusive rent of £7,500 + vat       |
| rates payable  | £12 per sq ft                                                                                                                                |
| service charge | £2.50 per sq ft if the building is let floor by floor, the service charge would increase to cover the additional maintenance of the building |

### lease

new lease

### possession

available immediately

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viewings & more information

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