

**RECENTLY REFURBISHED, CAT A OR
CAT A+ OFFICES AVAILABLE IN A
PROMINENT TOWN CENTRE LOCATION**

ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JD

GRADE A OFFICE SPACE IN THE HEART OF BOREHAMWOOD

The office space available comprises of the first floor of 4 Elstree Gate, which has been fully refurbished to an exceptional standard, and the ground floor of 6 Elstree Gate which has been refurbished to fully fitted Cat A+ standard.

Elstree Gate sits in a prominent position fronting Elstree Way, with excellent transport connections, being just 0.3 miles from the A1, 2.4 miles to the M25 and 3 miles from the M1. The town hosts a diverse range of businesses, including the new Sky Studios, Elstree Studios and BBC Studios.

The surrounding area features a mix of industrial, trade units, residential properties, and office spaces, with global brands like BMW and Mini having a strong presence. Additionally, the new Panattoni development and the expanding Sky Studios are contributing to the area's growth as a major employment hub.



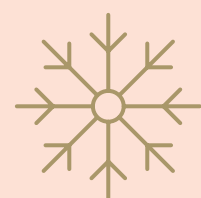
4 ELSTREE GATE



**THE FIRST FLOOR HAS BEEN FULLY
REFURBISHED AND OFFERS GRADE A
OFFICES, INCLUDING A REMODELLED
RECEPTION, END OF JOURNEY FACILITIES
AND EV CHARGING POINTS**



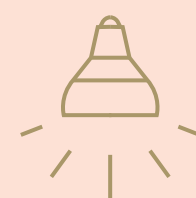
4 ELSTREE GATE - SPECIFICATION



VRF air-conditioning



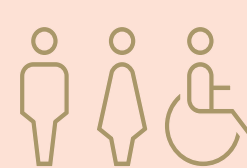
EPC Rating: B



LED lighting



Shower facilities



WC facilities



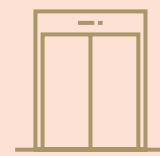
44 car spaces
at a ratio of 1:223 sq ft



4 EV charging points

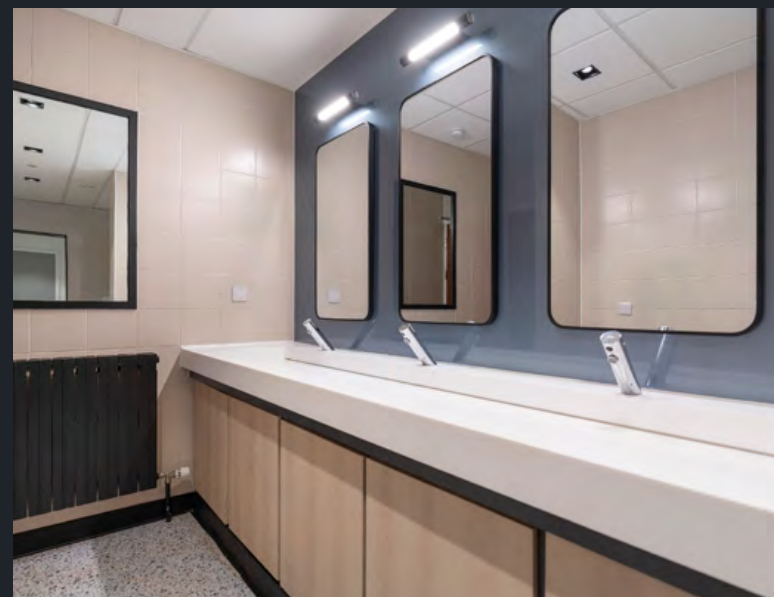
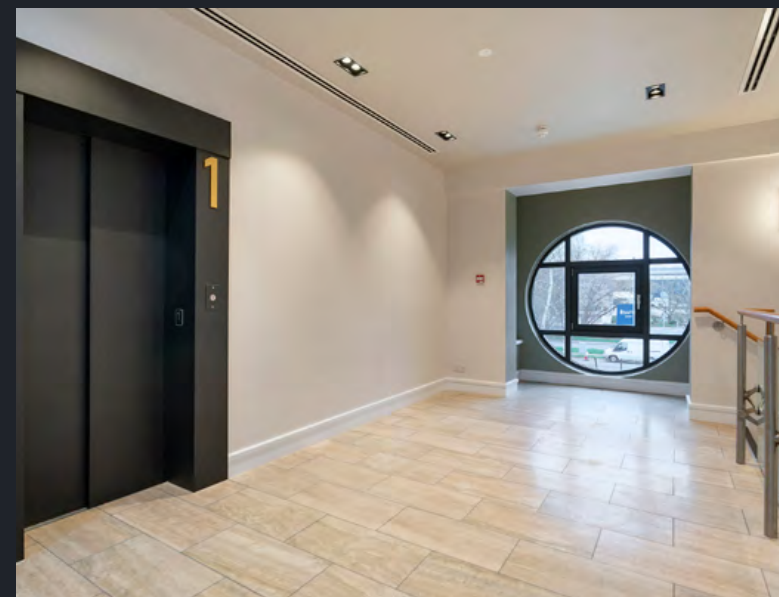
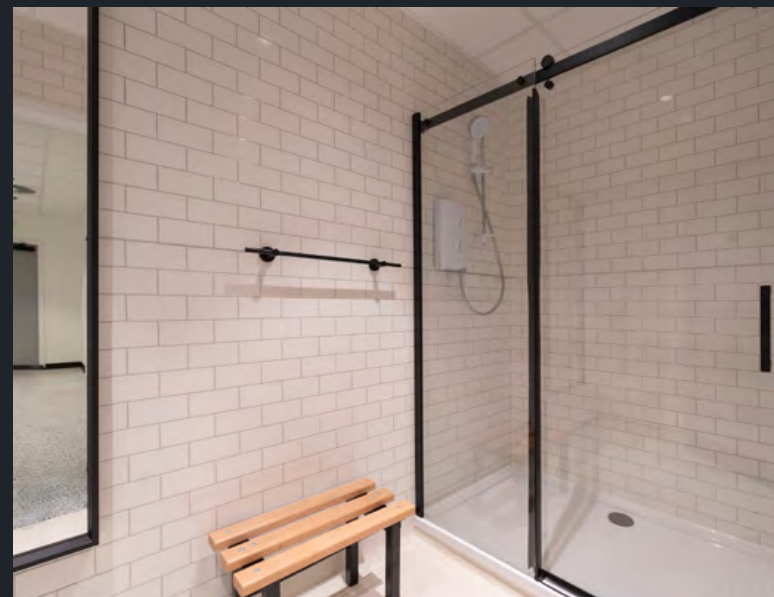


Remodelled, enhanced
reception



Lift access

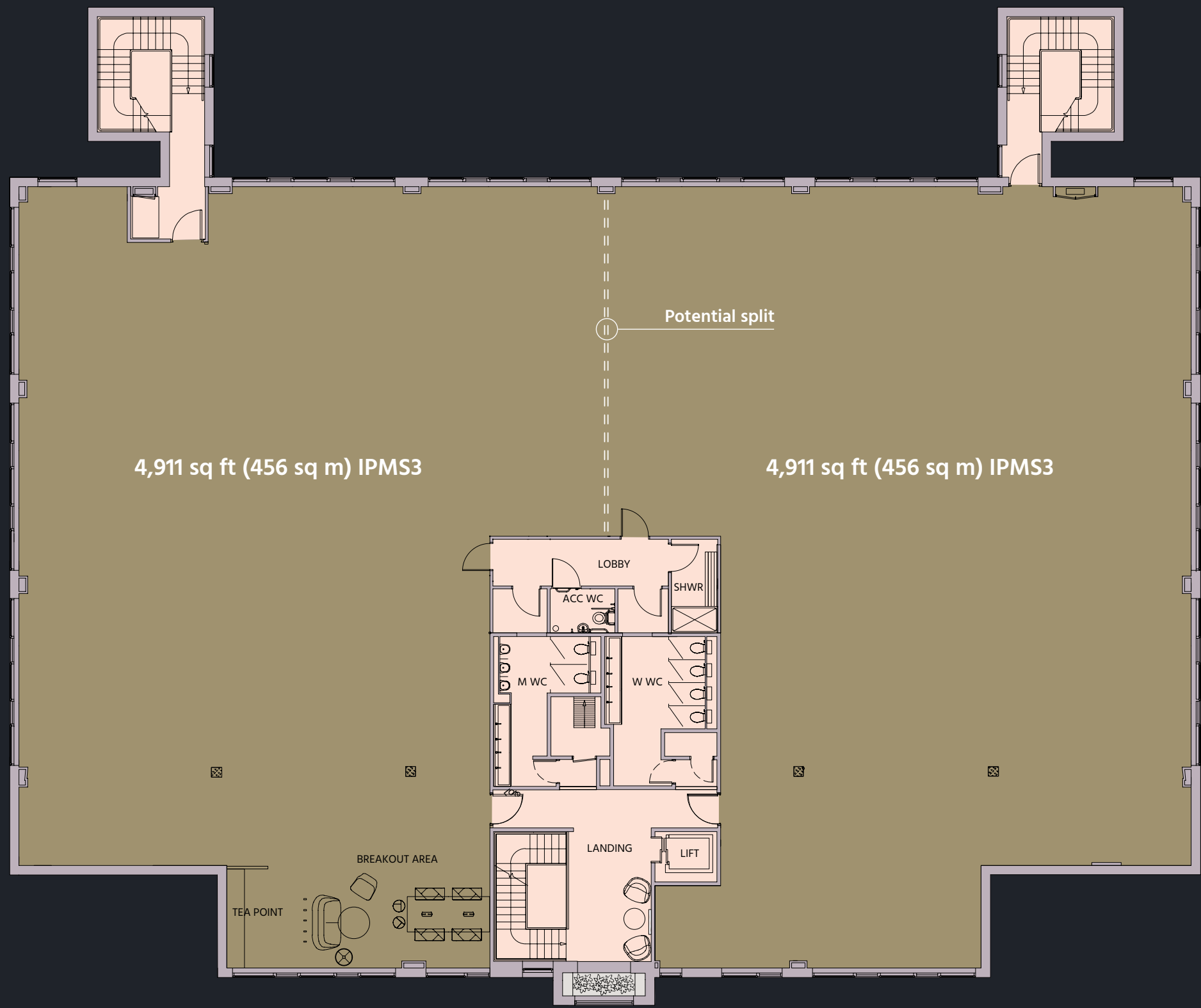




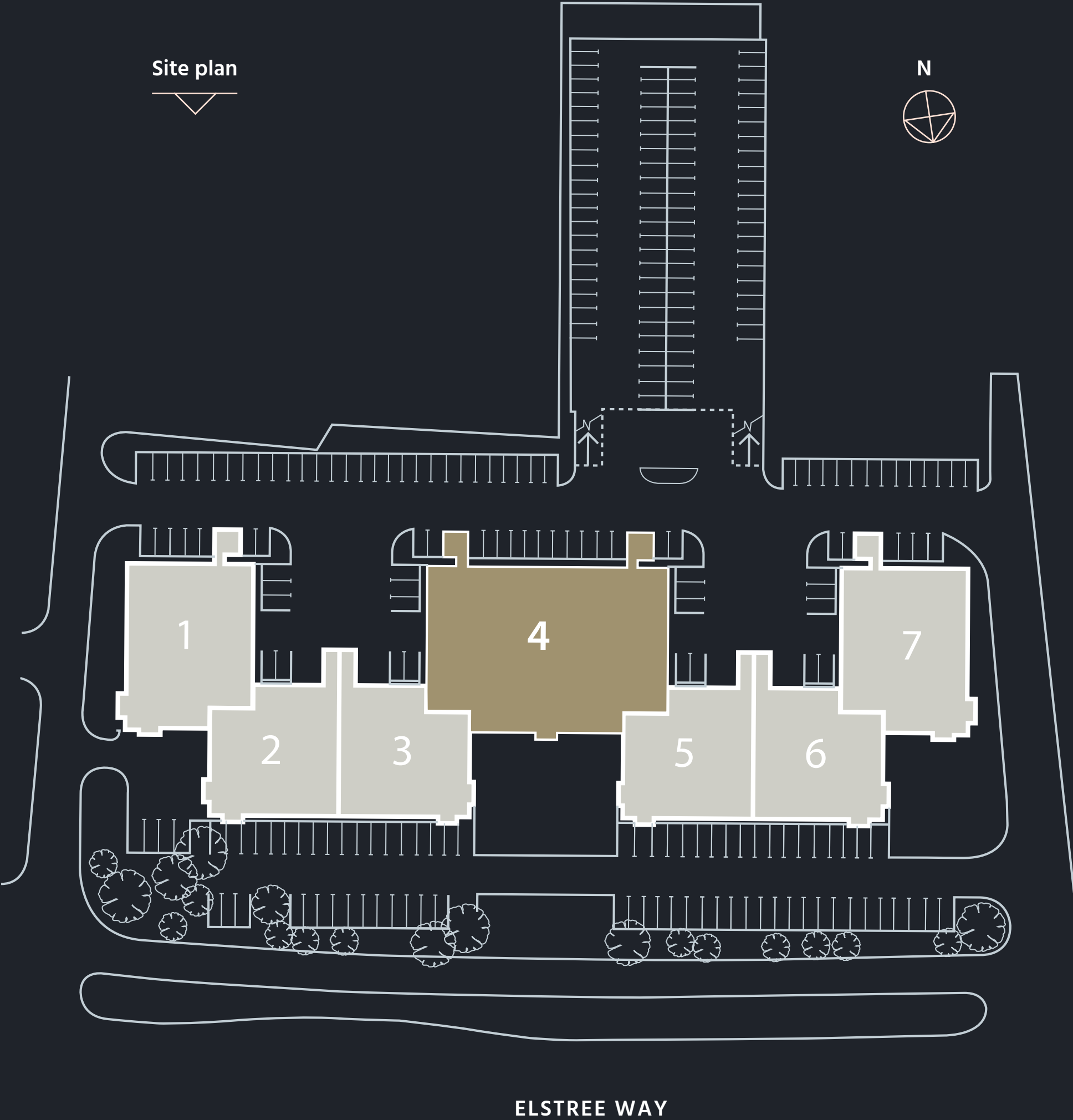
4 ELSTREE GATE - FLOOR PLAN

The first floor is available as a whole floor of 9,823 sq ft (IPMS3)
with the potential to split into suites of 4,911 sq ft (IPMS3)

First floor plan



Site plan

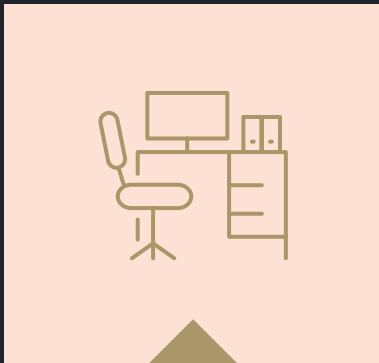




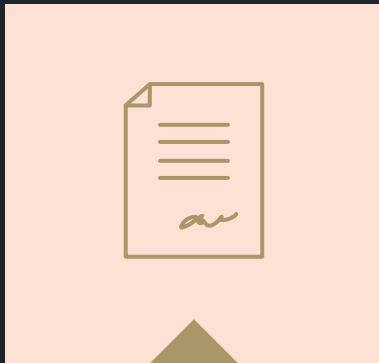
6 ELSTREE GATE

FULLY FITTED, GRADE A
OFFICE SPACE AVAILABLE,
WHICH BENEFITS FROM AN
EXCELLENT PARKING RATIO
AND EV CHARGING POINTS

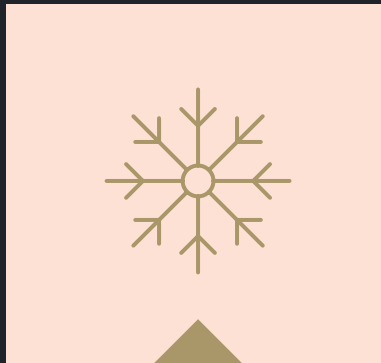
6 ELSTREE GATE - SPECIFICATION



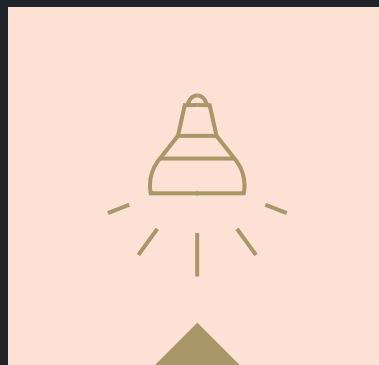
Fully fitted, CAT A+



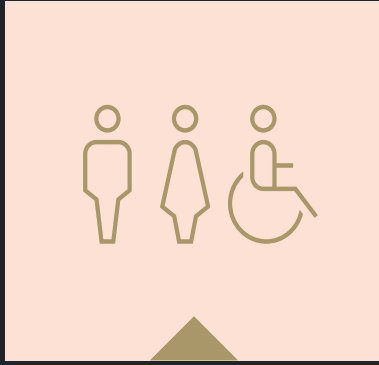
EPC Rating: B



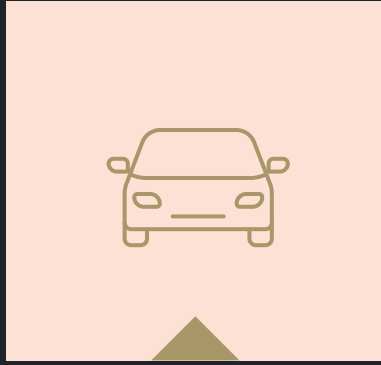
VRF air-conditioning



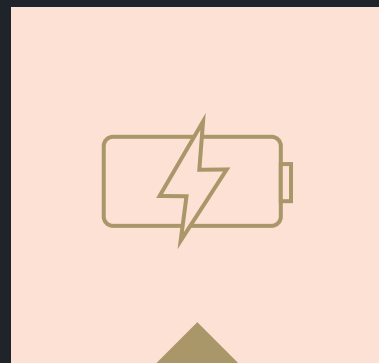
LED lighting



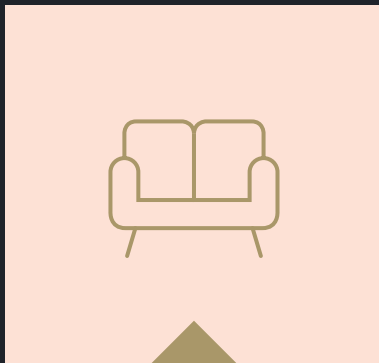
WC facilities



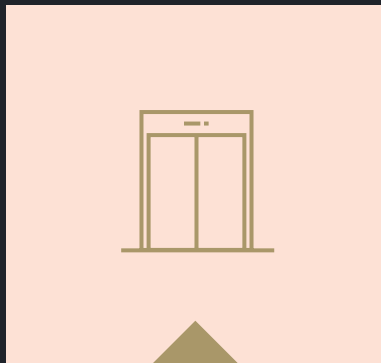
19 car spaces
at a ratio of 1:191 sq ft



2 EV charging points



Remodelled, enhanced
reception



Lift access

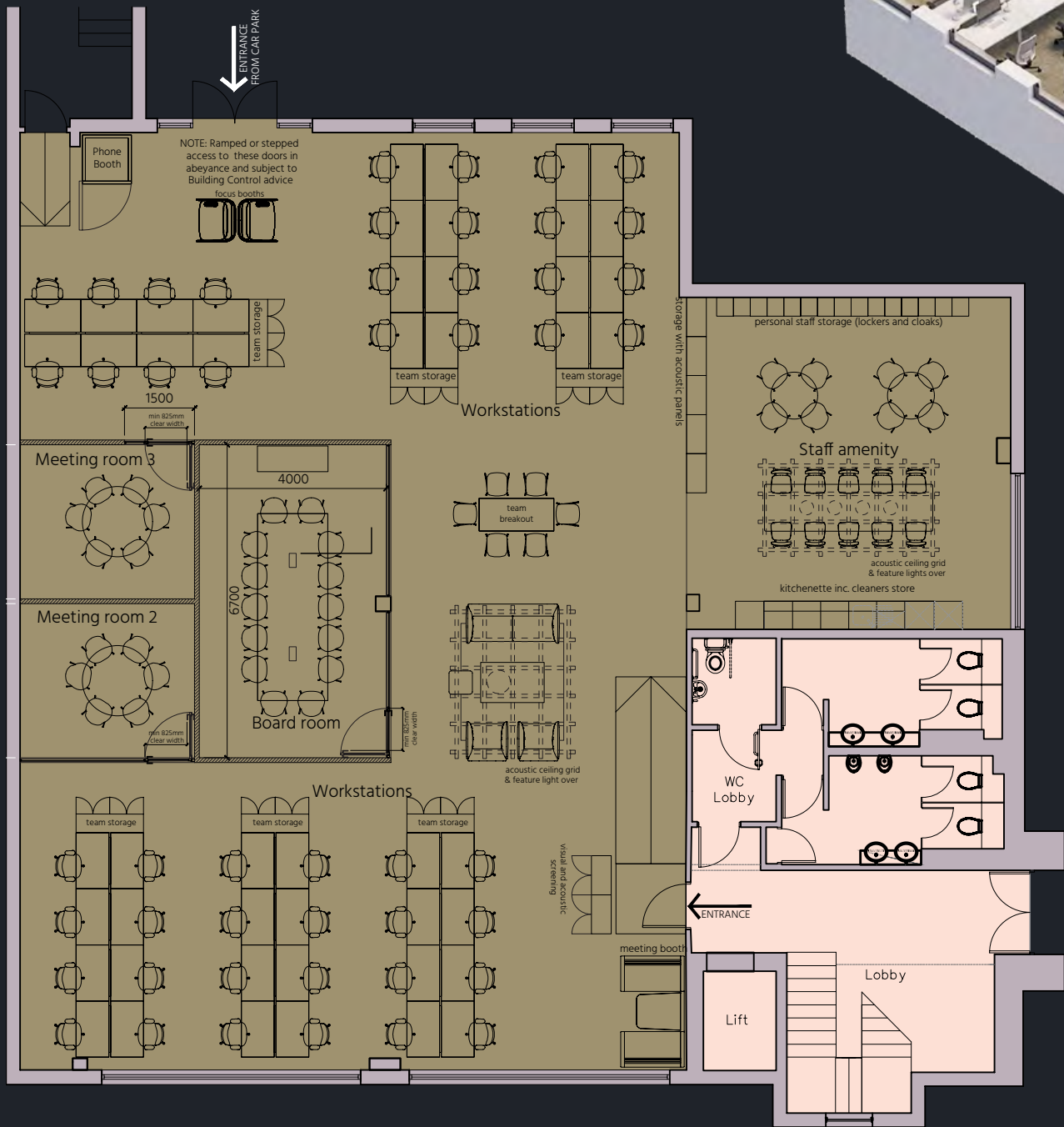




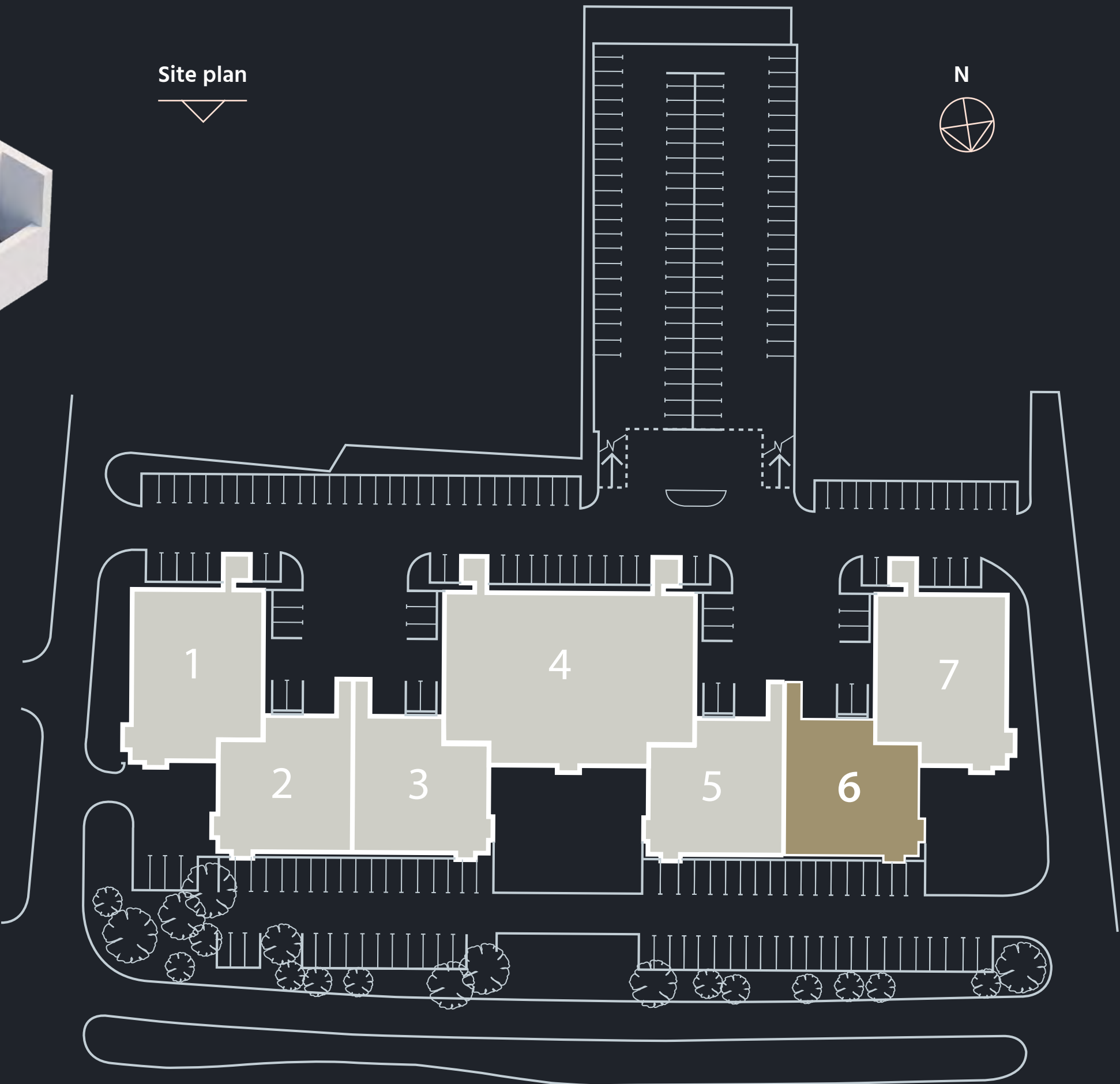
6 ELSTREE GATE - FLOOR PLAN

Ground floor of 3,622 sq ft (IPMS3) is available fully fitted to Cat A+ standard.

Ground floor plan



Site plan



ELSTREE WAY

ELSTREE &
BOREHAMWOOD
STATION



TESCO

BOREHAMWOOD
SHOPPING PARK

BBC
STUDIOS



THE VENUE LEISURE CENTRE

ELSTREE STUDIOS

ELSTREE GATE



PANATTONI

Premier Inn

ELSTREE
TRADE PARK

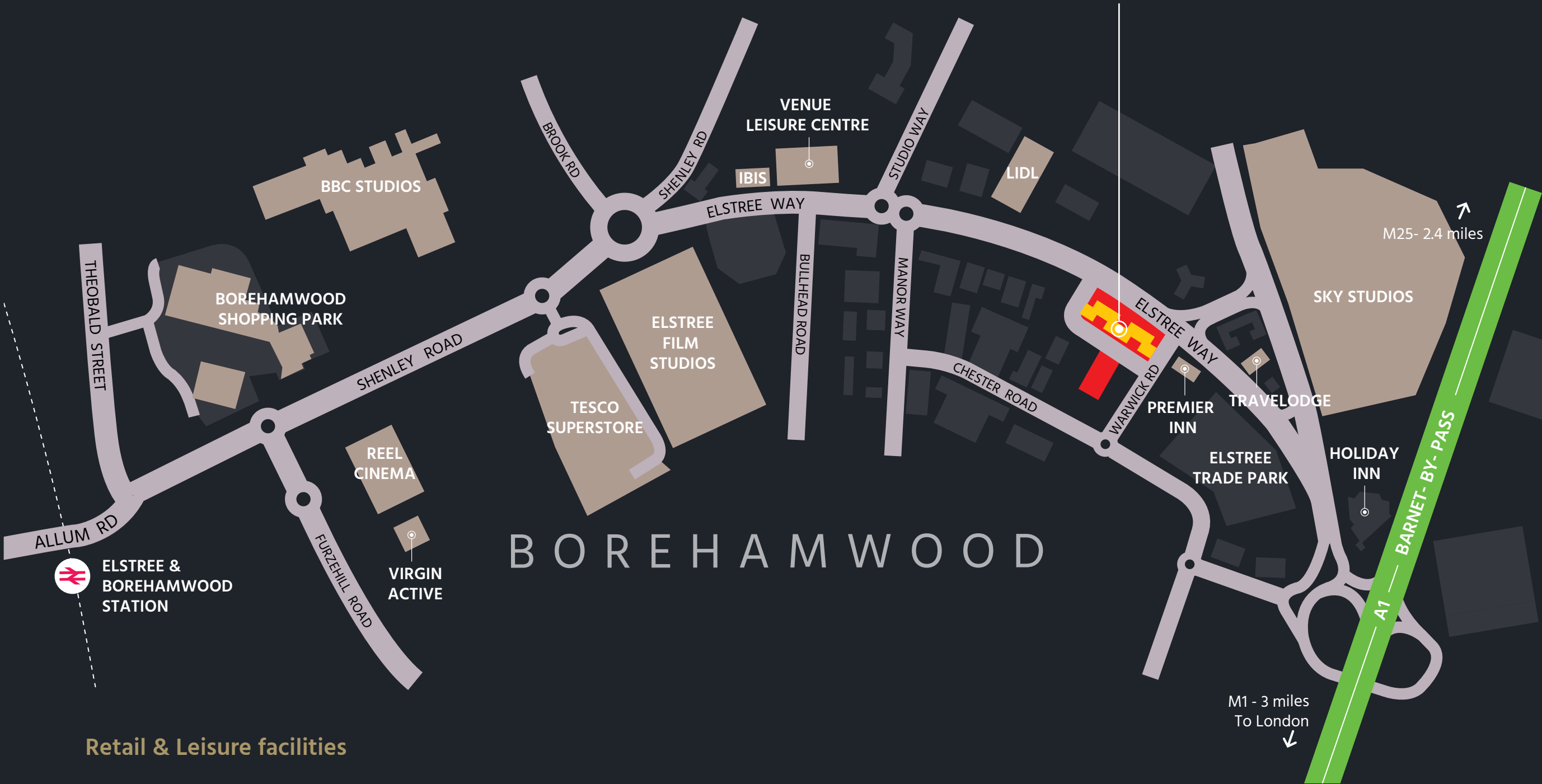
Travelodge

sky studios

A VIBRANT HUB OF RETAIL, LEISURE & BUSINESS

Borehamwood is home to the headquarters of several well-known companies, Pinnacle Insurance, Durkan, Elstree Studios, BBC Studios and Sky’s new state-of-the-art TV and film studios. Borehamwood is vibrant town centre with national retailers, cafés, and restaurants. There are 12 hotels within a 5-mile radius, including 3 adjacent to Elstree Gate.

The town features health and fitness clubs, a variety of gyms including Virgin Active and two golf courses: Dyrham Park and Radlett Park. For entertainment, there’s the Top Golf Game Centre, American Golf Driving Range and a cinema.



Retail & Leisure facilities

Borehamwood Shopping Park

- Starbucks
- Next
- M&S Simply Food
- Aldi
- Lidl
- Boots
- WH Smith
- Sports Direct
- Costa Coffee
- JD Sports
- Anytime Fitness
- Halfords
- Argos
- Metro Bank
- Pets at Home

Restaurants & Cafés

- Nando’s
- Greggs
- Subway
- Wild Bean Café
- McDonald’s
- KFC

Supermarkets

- Tesco
- Lidl (2)
- Aldi

Hotels

- Premiere Inn
- Holiday Inn
- Ibis
- Travelodge

Day Care Nurseries

- Cheeky Monkeys
- Kidstuff
- Starjumps

Arts, Film & Media

- BBC Studios
- Elstree Studios
- Sky Studios

Elstree Trade Park

- Halfords Auto Centre
- Wickes
- HSS Hire

Activities & Leisure

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

What3Words
///flap.logs.speak

Google Maps
WD6 1JD

PERFECTLY POSITIONED

Borehamwood is situated just 12 miles from Central London and is conveniently located near the A1, with the M1 and M25 motorways within 3 miles.

Elstree Gate enjoys a prime position, directly facing Elstree Way (A5135) at its junction with Warwick Road, and is within half a mile from the A1.

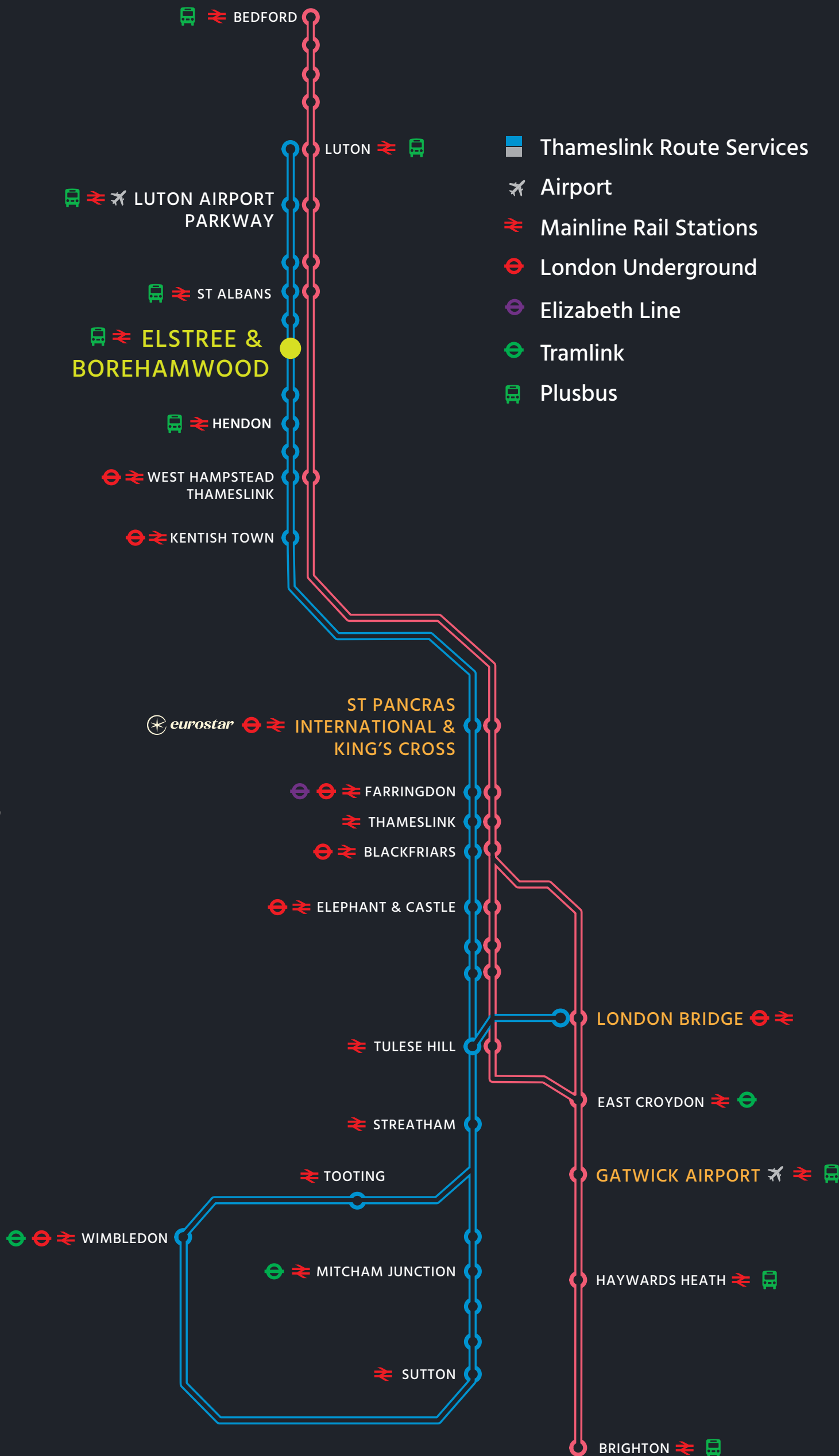
Elstree and Borehamwood station is approximately 1 mile from Elstree Gate, providing direct connections to London St Pancras (17 mins) and the London Underground.

Borehamwood is well-served by public transport, with 25 bus routes operating in the area and several bus stops located close to the estate.

BY ROAD	Miles
A1	0.3
M25 Junction 25	2.5
A1(M)	2.5
M1 Motorway	3
Central London	13

AIRPORTS	Miles
Luton	25
Heathrow	32
London City	35
Stansted	36
Gatwick	75

BY RAIL	Mins
St Pancras International	17
Luton	26
Farringdon	25
Oxford Circus	37
Bank	38



ELSTREE GATE

ELSTREE WAY, BOREHAMWOOD, WD6 1JD

FURTHER INFORMATION

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

VIEWING

By appointment through the joint agents.

Claudio Palmiero

07896 205 786

claudiopalmiero@brayfoxsmith.com

Paul Smith

07730 816 995

paulsmith@brayfoxsmith.com

Graham Payne

07801 098 096

graham.payne@stimpsons.co.uk

Philip Cook

07801 098 097

philip.cook@stimpsons.co.uk



Misrepresentation Act 1967: Messrs Bray Fox Smith and Stimpsons for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith and Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled September 2025.

Designed by GKA Design | gkadesign.com | 0204 511 0112