

imperial-place.com



IMPERIAL PLACE

BOREHAMWOOD WD6 1JN



COMPREHENSIVELY REFURBISHED TOWN-CENTRE OFFICES SET
WITHIN A FULLY LANDSCAPED BUSINESS CAMPUS WITH ON-SITE CAFÉ

2,000 – 36,091 SQ FT (185 – 3,352 SQ M) TO LET



IMPERIAL PLACE IS BOREHAMWOOD'S PREMIER OFFICE CAMPUS OFFERING MODERN, OPEN PLAN FLOORS WITH SECURE ON SITE PARKING PROVISION, AND COMMON AREA FACILITIES TO CATER FOR ALL OCCUPIERS REQUIREMENTS.



IMPERIAL PLACE COMPRISES FOUR WELL DESIGNED OFFICE BUILDINGS OFFERING EFFICIENT ACCOMMODATION WITH EXCELLENT NATURAL LIGHT.

The site provides a campus environment with maturing trees and park benches. Cycle racks and showers are provided and, for those car borne users, there is parking provision at a ratio of 1:280 sq ft across the on-site surface and multi-storey car parks.

The Café is a focal hub for the site offering breakfast, lunch and tea. It is often used as a breakout space for informal meetings.

The staffed reception ensures that visitors are efficiently directed to the correct location on-site and are also available to quickly address any queries. There is 24/7 manned security ensuring that businesses can operate securely at all hours.

Imperial Place is already home to a diverse group of established businesses including household names such as Just Eat, Pizza Hut and Taylor Wimpey.



WELCOMING
CENTRAL
RECEPTION

CAFÉ AND
BREAKOUT
AREA

QUALITY
COMMON
PARTS & WCs

SHOWERS &
BIKE STORAGE





HIGH QUALITY REFURBISHED OFFICE SPACE JUST A SHORT WALK FROM THE VARIED SHOPS AND AMENITIES OF BOREHAMWOOD TOWN CENTRE.

SPECIFICATION

- Fully air conditioned
- Suspended metal ceilings with integrated LED lighting
- Full access raised floors with installed busbars
- Modern WCs and showers
- Covered bicycle storage
- Central reception, café and lounge area
- Full time on-site facilities and management team
- 24/7 access
- 24/7 on-site security team



AVAILABILITY

Net internal areas

ONE	SQ FT	SQ M
Ground Floor	10,344	111.34
Third Floor	9,628	860.99
Total	19,972	972.33

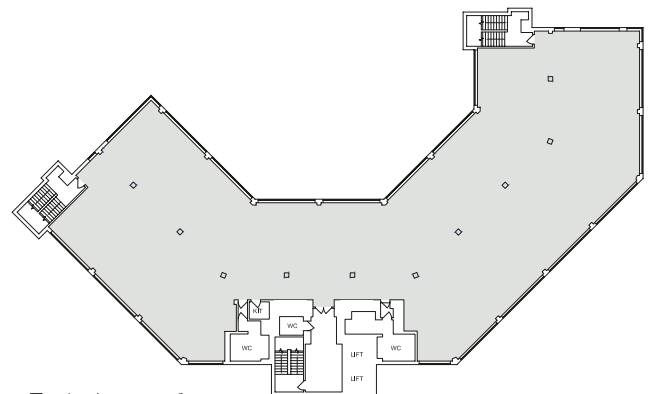
THREE	SQ FT	SQ M
Third Floor	8,694	806.80
Second Floor	8,694	806.80
First Floor	8,689	807.19
Ground Floor	9,425	875.59
Reception	609	56.80
Total	36,091	3,352.98

FOUR	SQ FT	SQ M
First Floor	9,307	864.62
Fifth Floor	11,904	1,105.88
Total	21,211	1,970.50



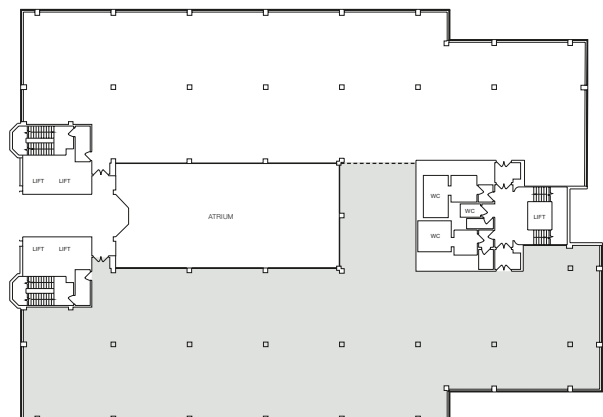
THREE

FROM 8,694 - 36,901 SQ FT



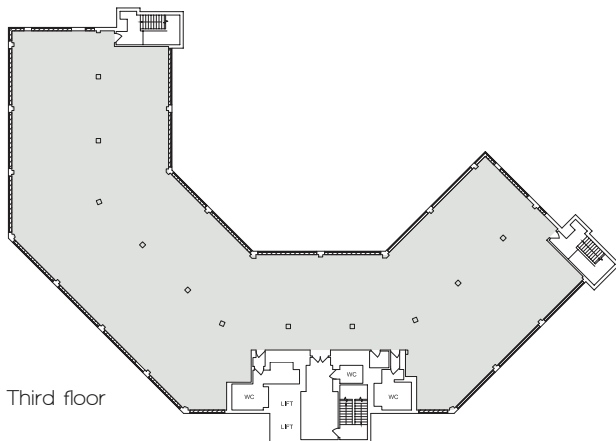
FOUR

FROM 3,500 - 21,211 SQ FT



ONE

FROM 2,000 - 19,972 SQ FT

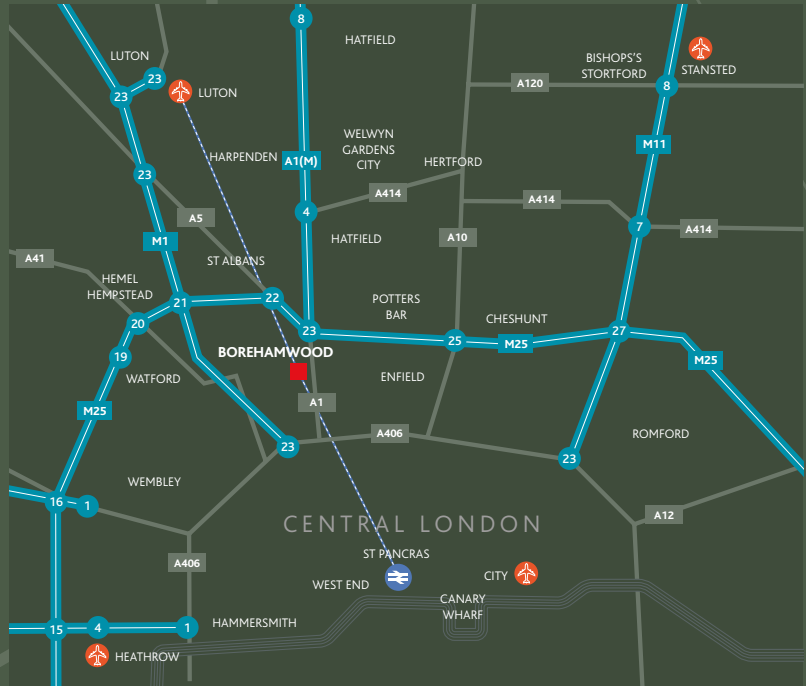


LOCATION

Imperial Place occupies a prominent position fronting Elstree Way, a short walk from Borehamwood town centre. Road communications are excellent, with the A1(M) being approximately 1 mile east of the property and the M25 (J23) and M1 (J3) motorways 3 miles to the north and south respectively.

Elstree & Borehamwood mainline railway station is within walking distance. The updated 2018 Thameslink schedule provides 86 services per day, with connections to London City in 21 minutes, St Pancras in 24 minutes, and Luton Airport within 27 minutes. Direct access to London's West End is also available by changing for the Jubilee line at West Hampstead.

Luton Airport is approximately 21 miles north by road, providing regular services to various European and international destinations.



SAT NAV REF: WD6 1JN



TRAVEL

ROAD	(miles)	RAIL	(minutes)
A1	0.3	St Pancras International	17
M25 (Junction 23)	2.5	City Thameslink	27
M1	2.5	Luton	26
Central London	13	Oxford Circus	37
Luton Airport	24	Bank	38
Heathrow Airport	32	Brighton	98
Stansted Airport	36		
Gatwick Airport	75		

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VIEWING

Further information please contact the joint letting agents.

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