



LIMELIGHT

BOREHAMWOOD WD6 1JH



WELCOME TO LIMELIGHT

OPPOSITE THE NEW SKY STUDIOS IN WHAT IS NOW BOREHAMWOOD'S CREATIVE QUARTER, LIMELIGHT HAS BEEN FULLY REPOSITIONED TO PROVIDE BEST-IN-CLASS OFFICE SPACE IN BOREHAMWOOD & THE WIDER NORTH WEST M25.

MAKING AN ENTRANCE



FIRST IMPRESSIONS



ACTION

Limelight has been repositioned with the modern-day occupier firmly in mind. The new café and business lounge will be the heartbeat of Limelight with an amazing f&b offer and has been carefully designed to offer informal breakout areas, meeting rooms for larger groups or you can just pop in for a coffee or lunch. In addition, staff will be able to make the most of their time with the new on-site gym, fitness studio and state-of-the-art changing facilities.





SHINE

Cool and contemporary space where
your business and staff will thrive.



△ Suite 1 - Third floor



△ Suite 2 - Third floor



△ Suite 2 - Fourth floor



△ Suite 3 - Third floor



Indicative CGI's of a fully fitted suite.



STARRING



Bespoke fitted
suites available



Business lounge



VRV air conditioning



LED lighting



Suspended ceilings



Raised floor with
100mm void



Shower facilities



On-site café



Gym and
fitness studio



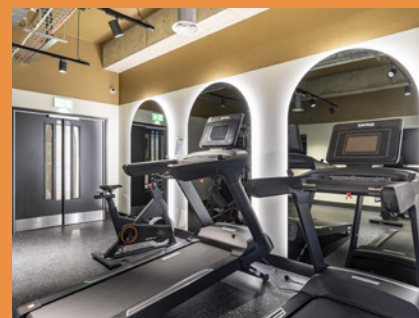
EPC Rating: B



On-site security



Car parking ratio
1:251 sq ft

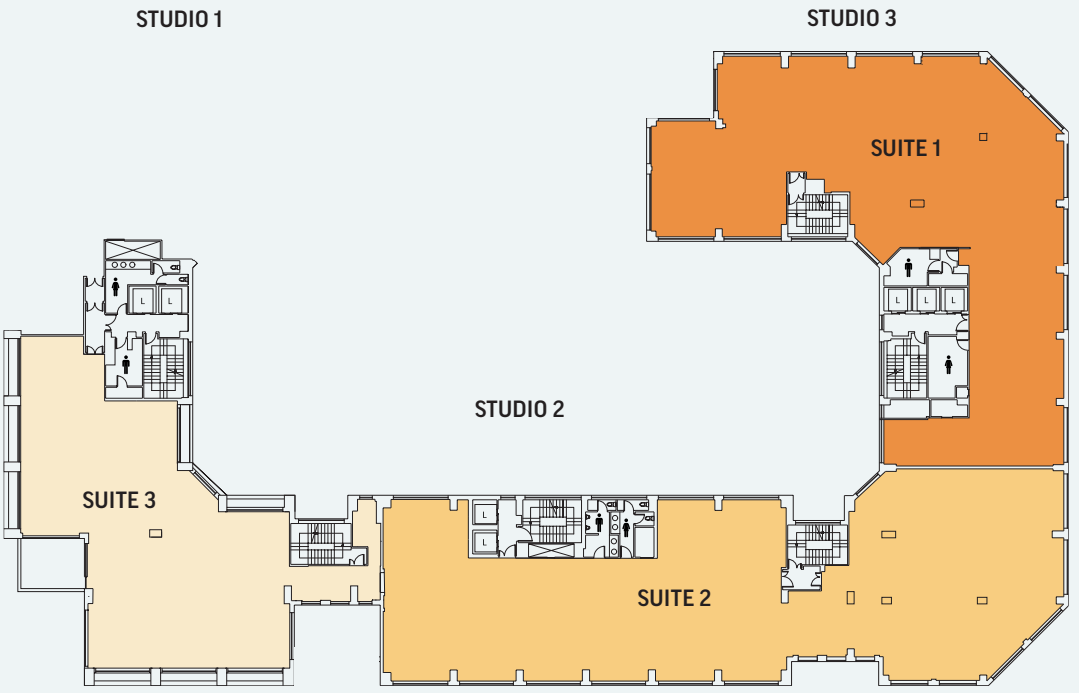


THE STAGE

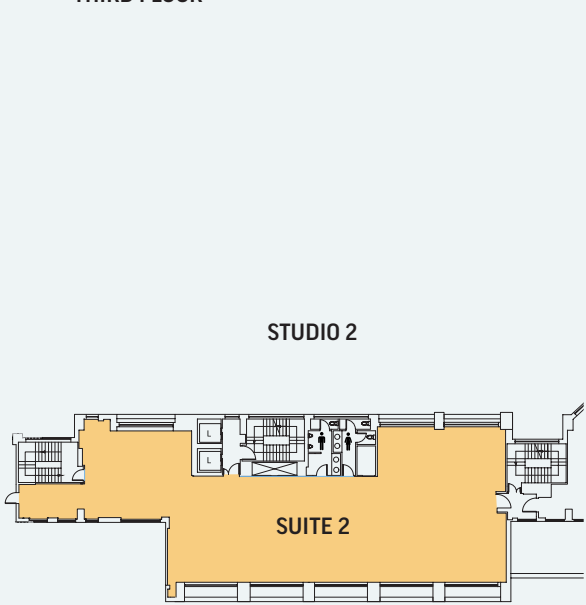
SMALL STUDIOS

Limelight offers a number of smaller office suites ranging in size from 3,365 sq ft to 6,510 sq ft, all of which have been refurbished to a Cat A standard ready for you to undertake your fit-out or we can take the strain and deliver your fit-out for you.

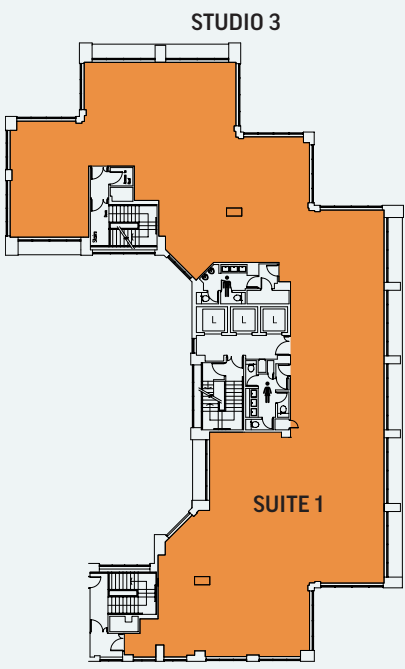
Third floor		sq ft
Studio 1	Suite 3	3,709
Studio 2	Suite 2	6,510
Studio 3	Suite 1	5,527
Fourth floor		sq ft
Studio 2	Suite 2	3,365
Fifth floor		sq ft
Studio 3	Suite 1	5,161



THIRD FLOOR



FOURTH FLOOR

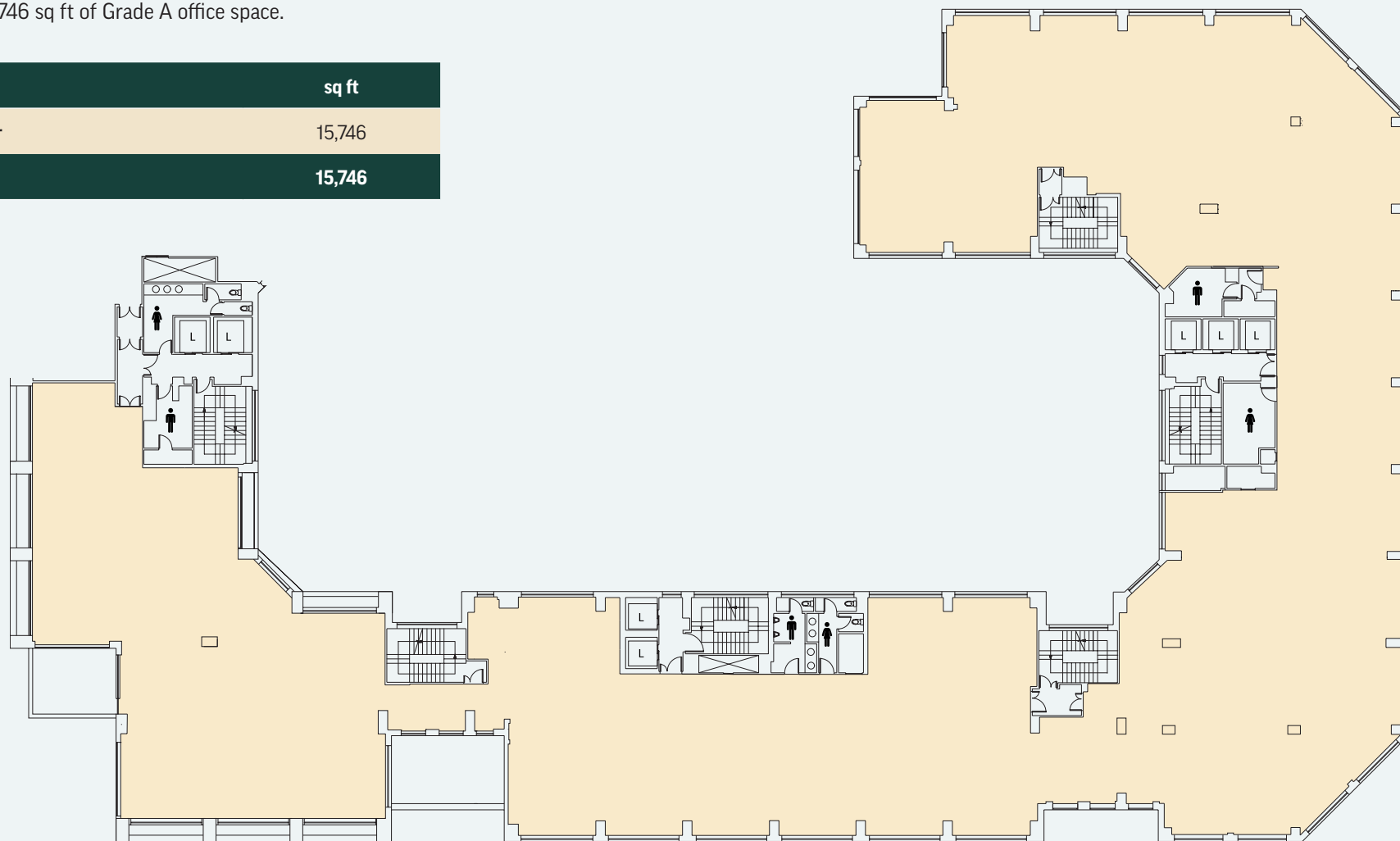


FIFTH FLOOR

LARGE STUDIOS

In addition to our small suites, contiguous accommodation can be created across the entirety of the third floor offering 15,746 sq ft of Grade A office space.

Building	sq ft
Third Floor	15,746
Total	15,746



THIRD FLOOR

LIVE

Borehamwood is full of life where you can enjoy the many amenities and leisure facilities on offer.

It has rich historical links with the film and media industries through BBC Studios and Elstree Studios.

Sky have recently developed a new 27.5 acre studio facility immediately adjacent to Limelight providing sound stages from 10,000 to 30,000 sq ft and creating 2,000 new jobs.



BIG NAMES

Occupiers at Limelight benefit from being in close proximity to retailers such as Next, Argos, Boots and Marks & Spencer as well as a variety of cafés, restaurants and the Reel cinema. Health, fitness, sports and leisure activities are also close by at the Virgin Active gym and The Venue.

Retail & Leisure facilities

Borehamwood Shopping Park

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

Supermarkets

Tesco
Lidl
Aldi

Elstree Trade Park

Wickes
Halfords Auto Centre
HSS Hire

Activities & Leisure

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

Restaurants & Cafés

Nando's
Wild Bean Café
McDonald's
KFC
Subway
Greggs

Hotels

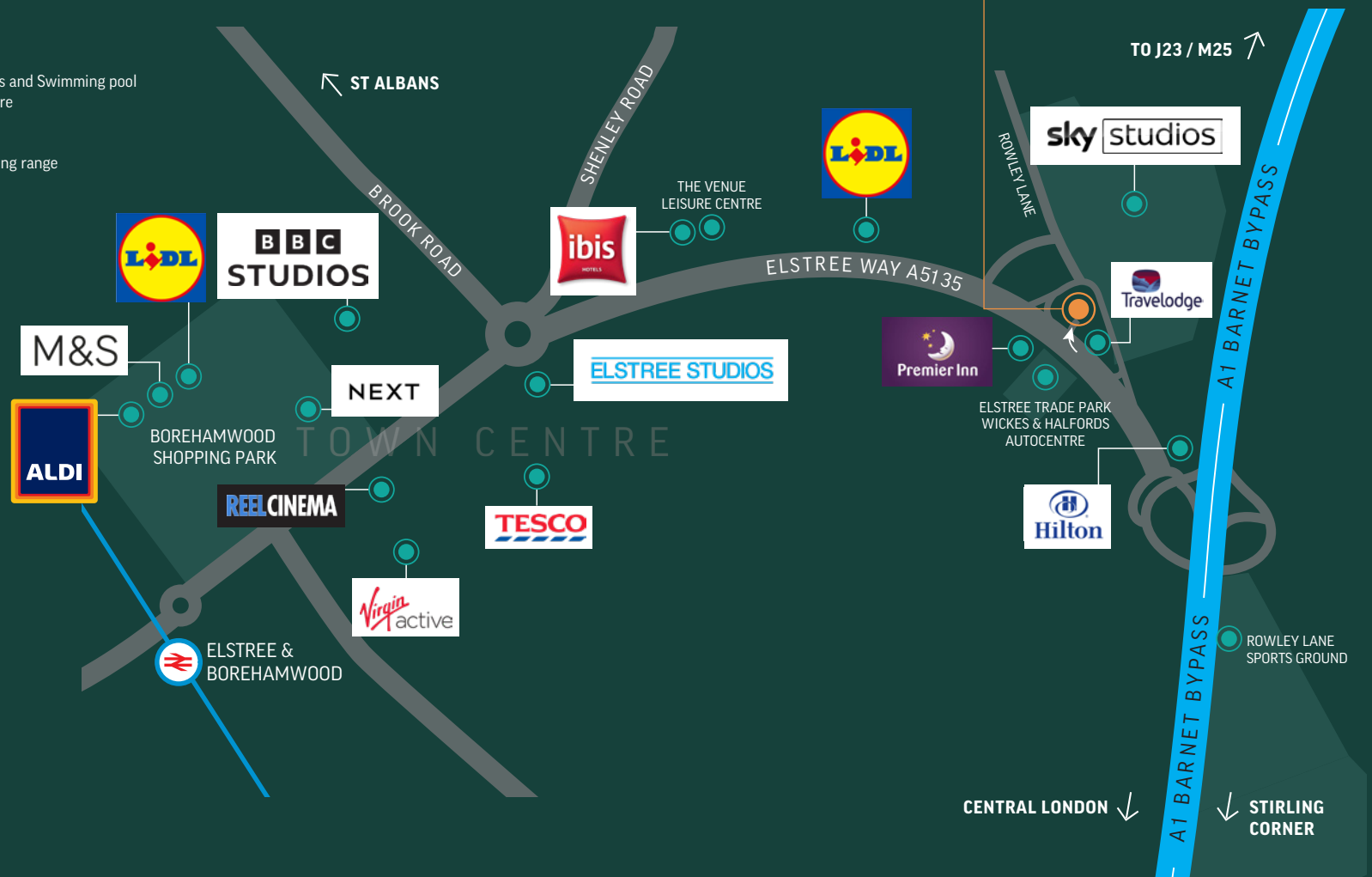
Ibis
Holiday Inn
Travelodge
Premiere Inn

Day Care Nurseries

Cheeky Monkeys
Kidstuff
Starjumps

Arts, Film & Media

Sky Studios
Elstree Studios
BBC Studios



LIMELIGHT

SAT NAV REF: WD6 1JH



M25

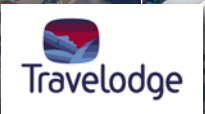
A1(M)

J23

A1
BARNET
BY-PASS



sky studios



CONNECT

Limelight occupies a prominent position just minutes from the A1(M) with quick and easy access to junction 23 of the M25 Motorway & only 13 miles from Central London.

Elstree & Borehamwood station provides a frequent service into St Pancras International (17 mins).



BY ROAD (miles)

0.3

A1

2.5

M25
Junction 23

2.5

A1(M)

3

M1
Motorway

13

Central
London



AIRPORTS (miles)

25

Luton
Airport

32

Heathrow
Airport

35

London
City

36

Stansted
Airport

75

Gatwick
Airport



BY RAIL (minutes)

Fastest Journey time from Elstree & Borehamwood:

17

St Pancras
International

26

Luton

27

City
Thameslink

37

Oxford
Circus

38

Bank

98

Brighton





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limelight-borehamwood.co.uk

VIEWING

Strictly by appointment through the joint agents.



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