

LUMIERE-ELSTREE.CO.UK
5 ELSTREE WAY WD6 1SF

LUMIÈRE

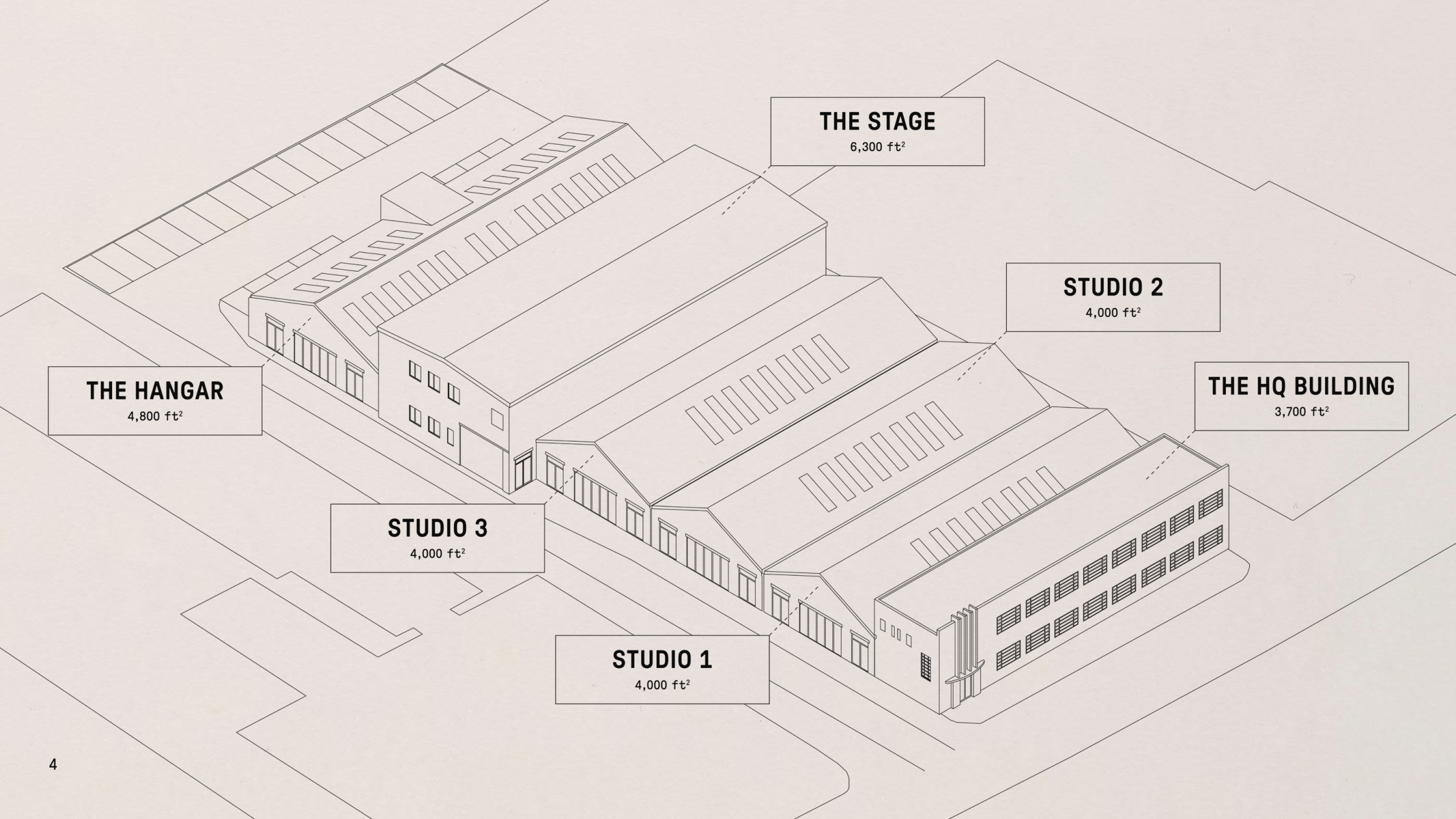
**A COLLECTION OF
STUNNING REFURBISHED
INDUSTRIAL-STYLE BUILDINGS**

**SIX DISTINCTIVE, INDIVIDUAL,
SELF-CONTAINED COMMERCIAL BUILDINGS
AVAILABLE TO LEASE FROM EARLY 2025**

**THOUGHTFULLY RENOVATED SPACES WITH
POTENTIAL FOR A VARIETY OF COMMERCIAL USES**

**LOCATED IN ELSTREE - THE HEART OF THE THRIVING
MEDIA CENTRE ONLY 200m FROM SKY STUDIOS**

**CLOSE TO M1 AND M25 FOR RAPID CAR ACCESS
TO LUTON ^(30 MINUTES) AND HEATHROW ^(45 MINUTES)**



THE HANGAR

4,800 ft²

THE STAGE

6,300 ft²

STUDIO 3

4,000 ft²

STUDIO 1

4,000 ft²

STUDIO 2

4,000 ft²

THE HQ BUILDING

3,700 ft²

THE SINGLE-STOREY INDUSTRIAL-STYLE BUILDINGS HAVE BEEN OPENED UP TO REVEAL VOLUMINOUS COLUMN-FREE SPACES WITH FLOOR PLATES BETWEEN 4,000 ft² AND 6,300 ft² WHICH COULD BE COMBINED IN VARIOUS PERMUTATIONS TO OVER 20,000 ft²



CGI IMAGE: STUDIO 1

**THE HQ BUILDING WILL BE FITTED
TO CAT A+ SPECIFICATIONS AND
IS OFFERED FULLY FURNISHED
AND READY TO MOVE INTO**



CGI IMAGE: FIRST FLOOR, THE HQ BUILDING

THE HQ BUILDING
3,700 ft²

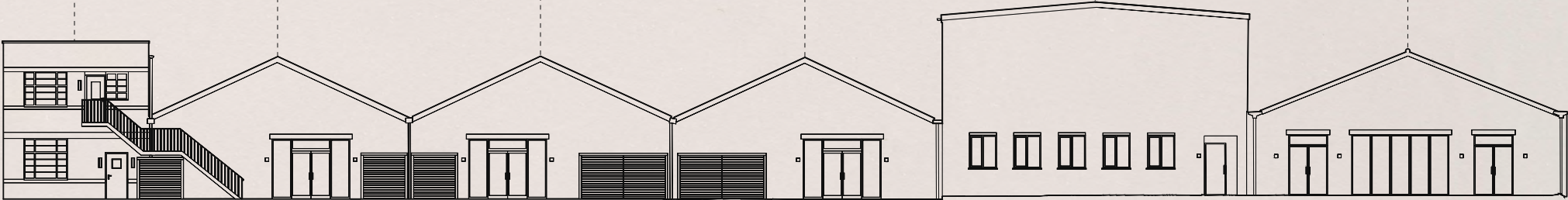
STUDIO 1
4,000 ft²

STUDIO 2
4,000 ft²

STUDIO 3
4,000 ft²

THE STAGE
6,300 ft²

THE HANGAR
4,800 ft²



THE HQ BUILDING

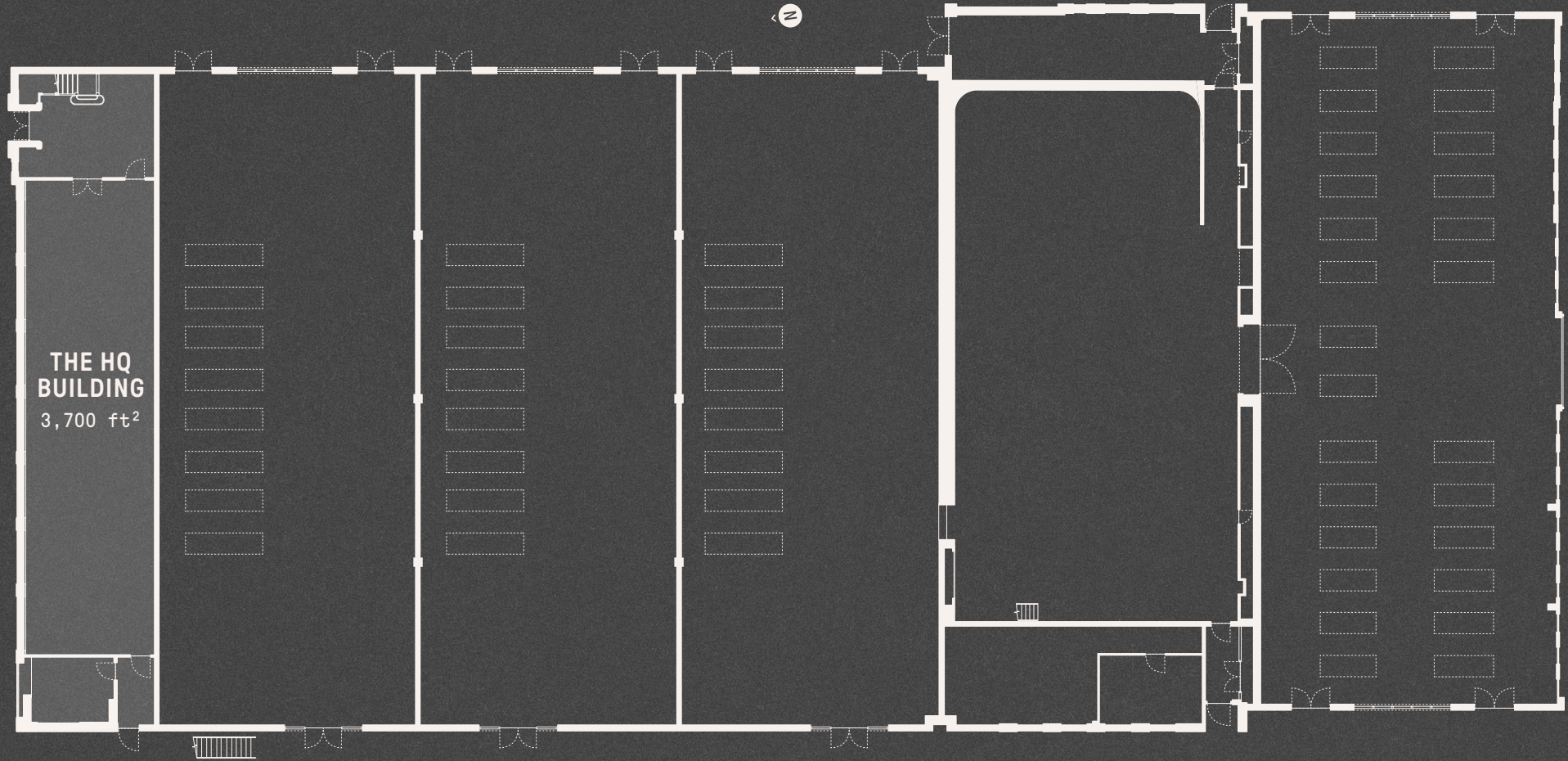
This stunning two-storey self-contained building is ideal for a business headquarters or office space. The listed Art Deco façade overlooking Elstree Way makes an impressive statement with a double height entrance foyer and bright, extensive Crittall windows. Fully fitted to CAT A+ specification THE HQ BUILDING will be available as a 'turnkey' ready to move into immediately.

SPECIFICATION

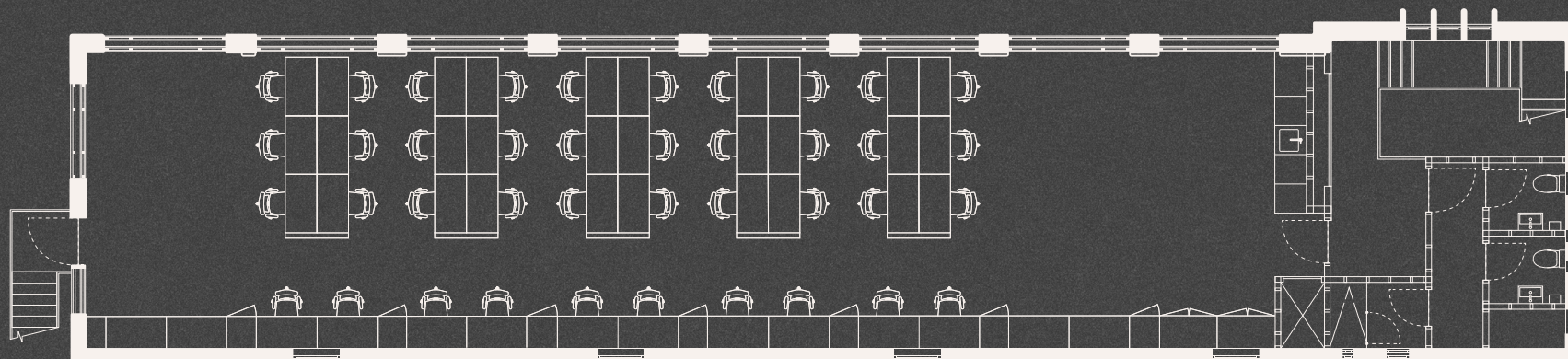
- 3,700 ft² internal area
- Up to 3m ceiling height
- Lobby-like entrance space
- Existing steelwork and Crittall windows fully refurbished
- Original external brickwork cleaned and repointed
- New slimline secondary glazing for thermal and acoustic efficiency

CAT A+ FIT-OUT

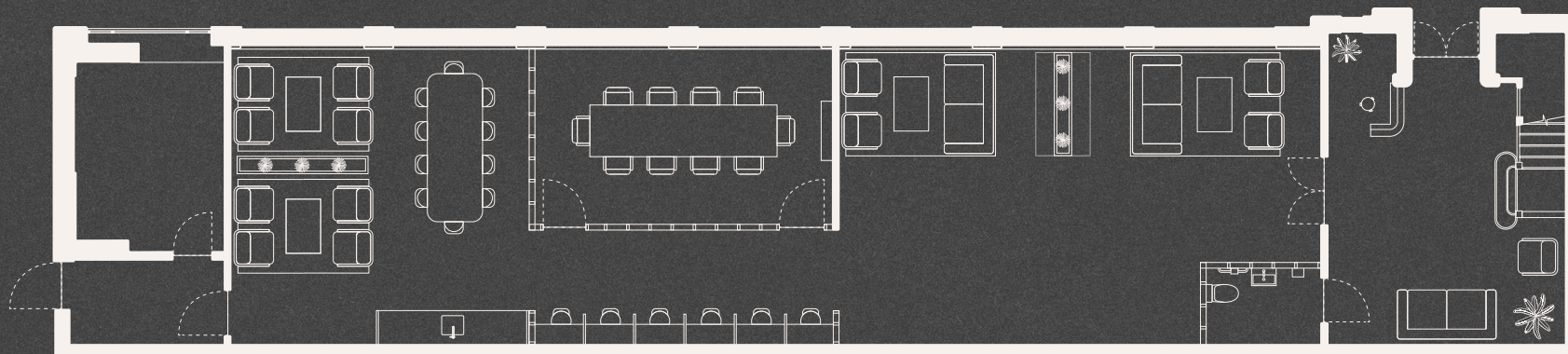
- Touchdown office, formal office, and meeting room
- Kitchenette, WCs, accessible WC, and shower
- High-performance VRF units for heating and cooling
- New LED light fittings
- Fully furnished, ready to go



THE HQ BUILDING
FIRST FLOOR



THE HQ BUILDING
GROUND FLOOR



STUDIOS 1, 2 & 3

The three adjoining single-storey studio buildings are available individually or could combine in different permutations.

STUDIO SPECIFICATION

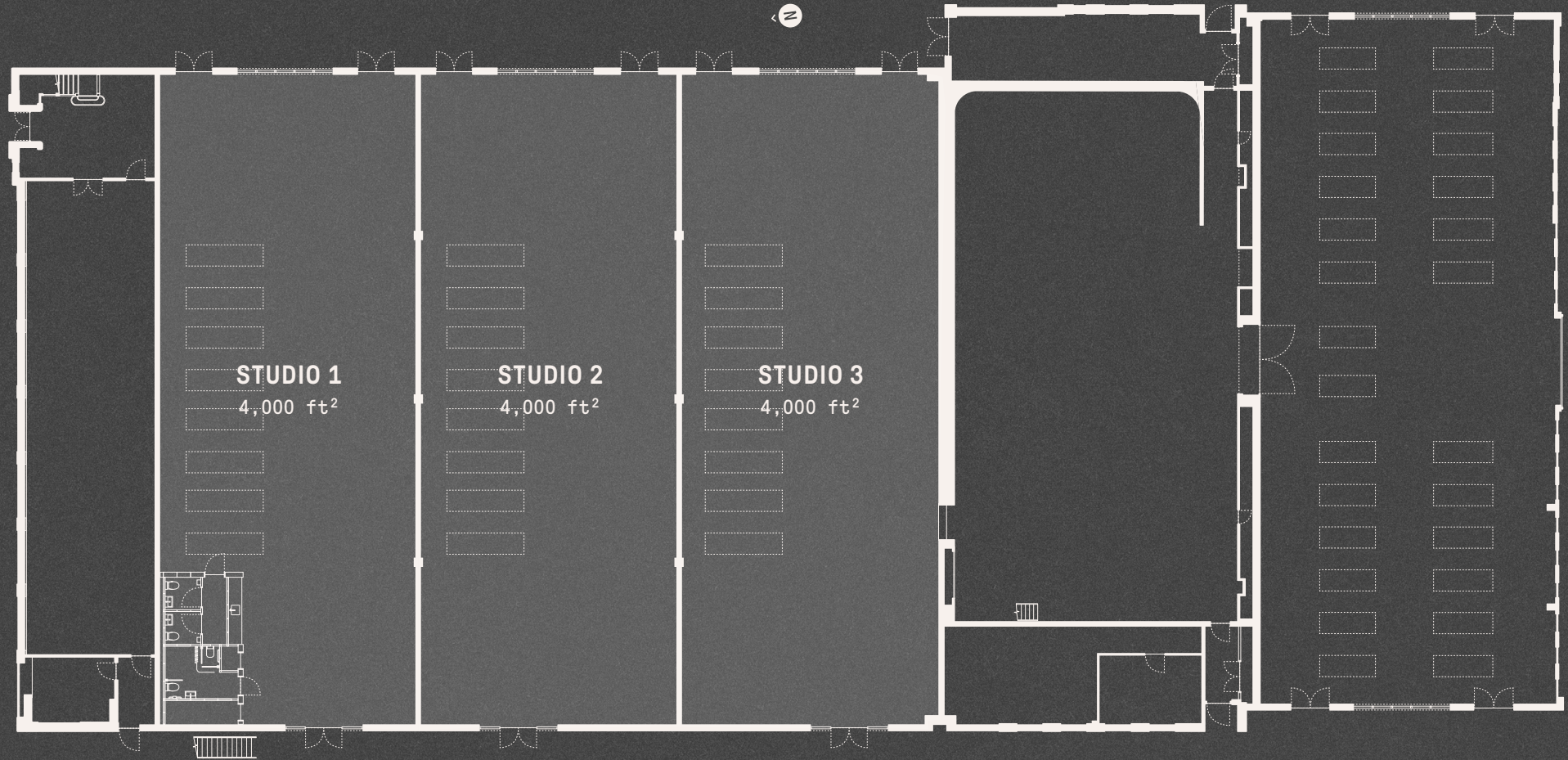
- Each have floor plates of 4,000 ft² with iconic pitched roofs with roof lights, offering excellent ceiling heights of 6.2m at the apex
- Internal walls lined with insulated plasterboard
- New high-performance insulated roof
- New high-performance thermally broken aluminium door window system

STUDIO 1

- Fitted to CAT A specification
- High-performance VRF units for heating and cooling
- Service pod with kitchenette and toilets
- Karndean timber flooring
- Full lighting scheme with power outlets

STUDIOS 2 & 3

- Finished to Shell standard with service heads ready for connections



THE STAGE & THE HANGAR

These two substantial adjoining buildings are intercommunicating and are currently only being offered as one combined unit.

THE STAGE was previously used for film and sound production, boasting a vast floor plate, 8m high ceilings and mezzanine. Also includes infinity screen, lighting rig, potential for dressing rooms, kitchen, toilets and reception. Direct vehicle access is available through its adjacent space, THE HANGAR.

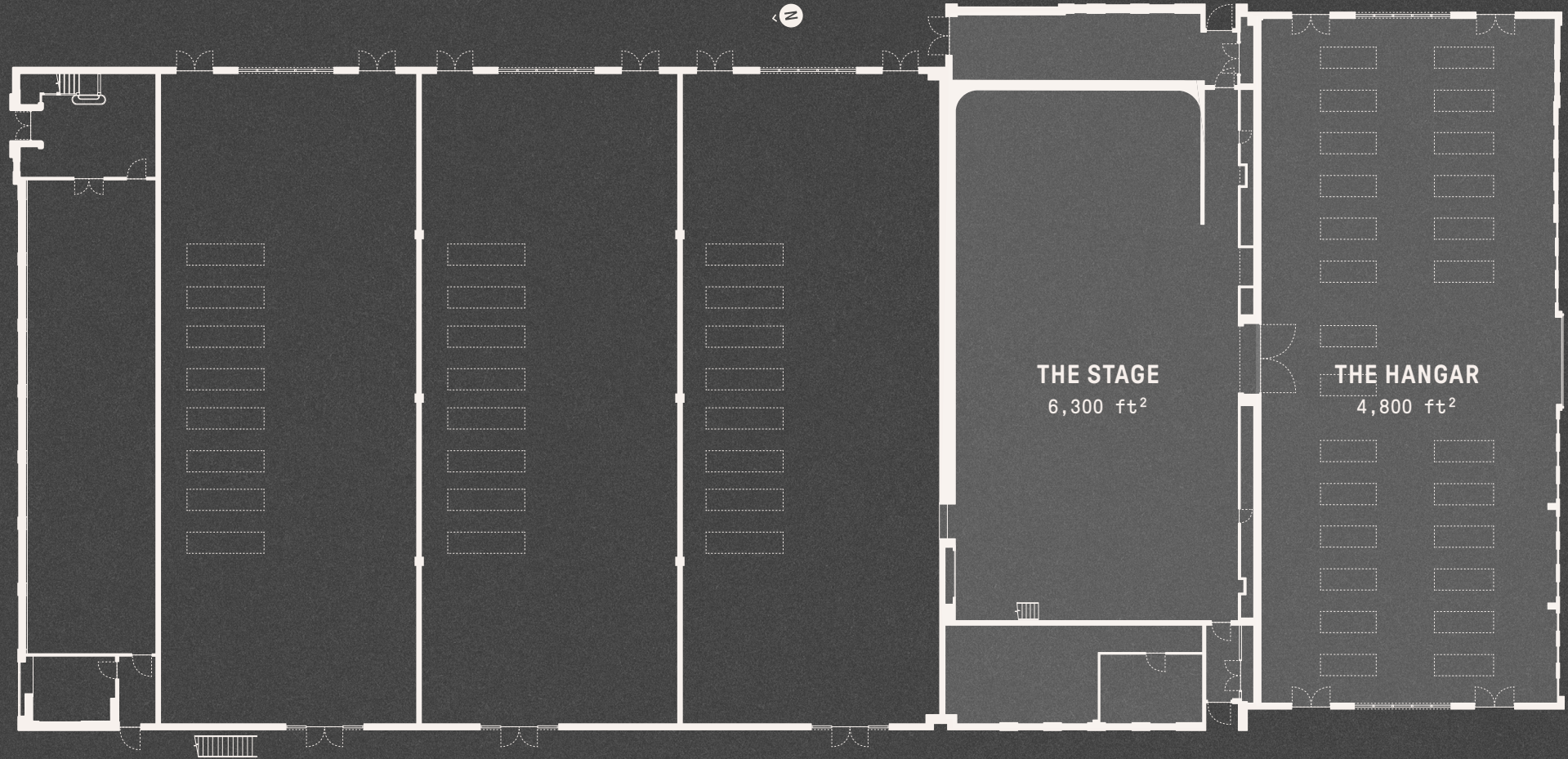
THE HANGAR is a lofty, bright and versatile building with brutalist-style concrete architecture. THE HANGAR features a double height roller shutter which provides vehicular access to THE STAGE building. The building works as a support to THE STAGE and they will be leased together.

THE STAGE SPECIFICATION

- 6,300 ft² internal area
- 7.8m ceiling height at the highest point
- Acoustically high performing double skin walls
- New high-performance insulated roofs
- Original external brickwork cleaned and repointed
- Cyclorama/infinity wall
- Mezzanine storage area
- Option for a dedicated reception area in lobby
- Space for dressing rooms, WCs and showers
- Fit out by discussion (dependent on use)

THE HANGAR SPECIFICATION

- 4,800 ft² internal area
- 6.2m ceiling height at the highest point
- North and south-facing roof lights
- New high-performance insulated roof
- New high-performance, thermally broken aluminium door/window systems
- Original external brickwork cleaned and repointed
- Capped services allowing complete layout freedom



**CONNECTED
LOCATION**

LUMIÈRE is situated on Elstree Way, between the A1 and Borehamwood town centre, within the London commuter belt. It's a strategic position, allowing for swift connections to the capital and the rest of the country.

**LONDON RAIL
CONNECTIONS**

A 5-minute drive will take you to Elstree & Borehamwood Station, where the regular Thameslink trains run to St Pancras International, the Eurostar terminal, in 30 minutes. For Northern Line Underground services, Edgware station is only a 10-minute drive.

**NATIONAL &
INTERNATIONAL
TRAVEL**

Motorway access for longer car journeys couldn't be better, with the M1 and M25 around 5 minutes away. You can be in the West End in under an hour and reach Heathrow and Luton airports in less than 45 minutes.

**SITE
ADDRESS**

LUMIÈRE
5 ELSTREE WAY
BOREHAMWOOD
LONDON
WD6 1SF



ELSTREE STUDIOS

LUMIÈRE

SKY STUDIOS ELSTREE

ELSTREE & BOREHAMWOOD STATION

ACCESS TO THE A1

SHORT DRIVE TO M1



LUMIÈRE

**FOR MORE INFO
ON LEASING CONTACT**

**07734 488286
SIMONRINDER@PILCHER.LONDON**

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