

TO LET / FOR SALE

COREP
AN **NAIUK** COMPANY

PINNACLE HOUSE, BOREHAMWOOD, WD6 2XX

Approximately 33,978 sq ft (subject to remeasurement)



SUMMARY

- Available with vacant possession
- Area split over 5 floors
- Large basement car park
- Within 1.6 miles from Elstree and Borehamwood station with frequent fast services into London St Pancras
- Additional surface level car parking available
- Large Open Floor Plates
- Well connected via A1 and M1.
- Whole Building available
- For sale/ For lease

Matt Swash: 07980 905185

Sean Cleaver: 07748 963378

Website: co-rep.com

PINNACLE HOUSE

Originally constructed in 2000, the building provides approximately 33,978 sq ft of office space previously occupied and subsequently owned by a single occupier. The current configuration provides office accommodation across the ground, first, second and third floors. The fourth floor contains a smaller office suite. The second floor also contains a canteen. There are a mixture of client facing meeting and training rooms on the ground floor of the premises.

The building has a good amount of parking via a large basement car park, surface level parking to the north and south of the site and finally, a separate car park adjacent to the building separated by Stangate Crescent.

Although the subject premises has been subject to a regular maintenance program and periodic cosmetic refurbishments throughout, a number of floors have been mothballed meaning that large parts of the building will require refurbishment.

SPECIFICATION

- Spacious double height reception
- Ample Car Parking
- A mixture of lighting throughout from spots to CAT 2
- Air Conditioned
- Male / Female w.c facilities throughout
- X2 passenger lifts from reception
- X1 good lift to the rear of the property
- Full access raised floors
- Certain areas partially refurbished
- Volvo Penta diesel generator including bulk tank. 1,950 ltr capacity.
- EPC current being acquired.



Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. November 2024.



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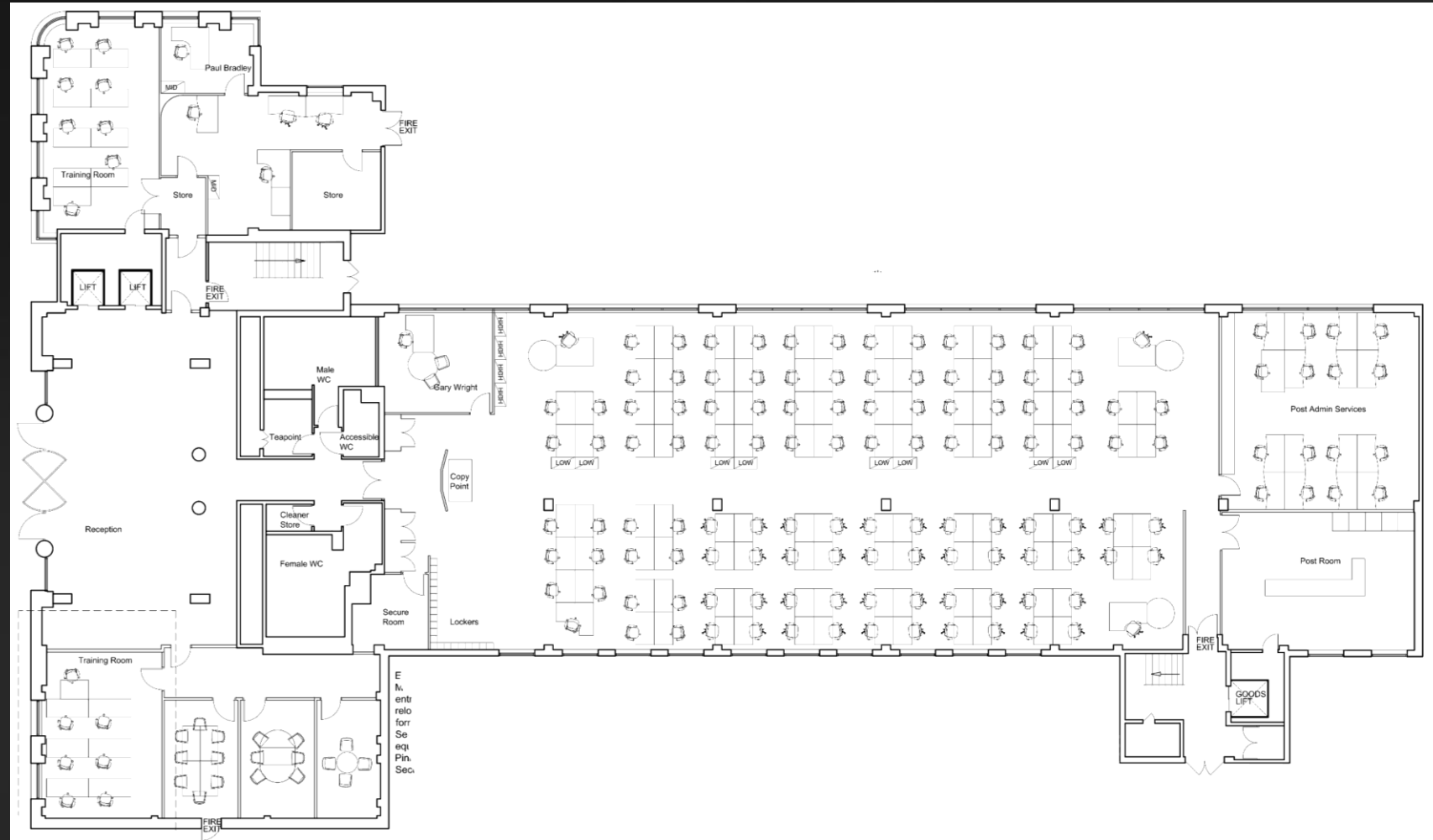
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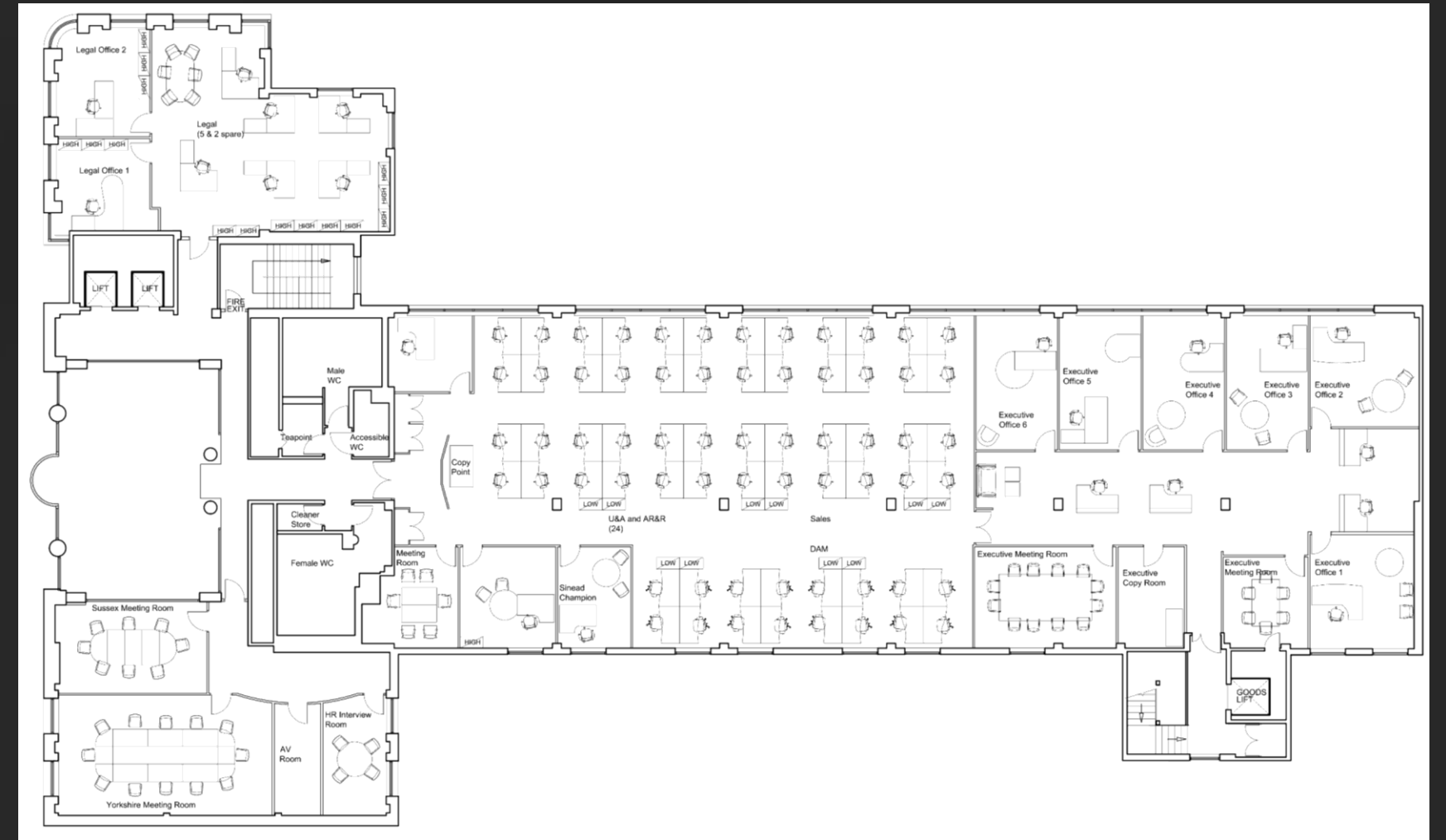
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Ground Floor:



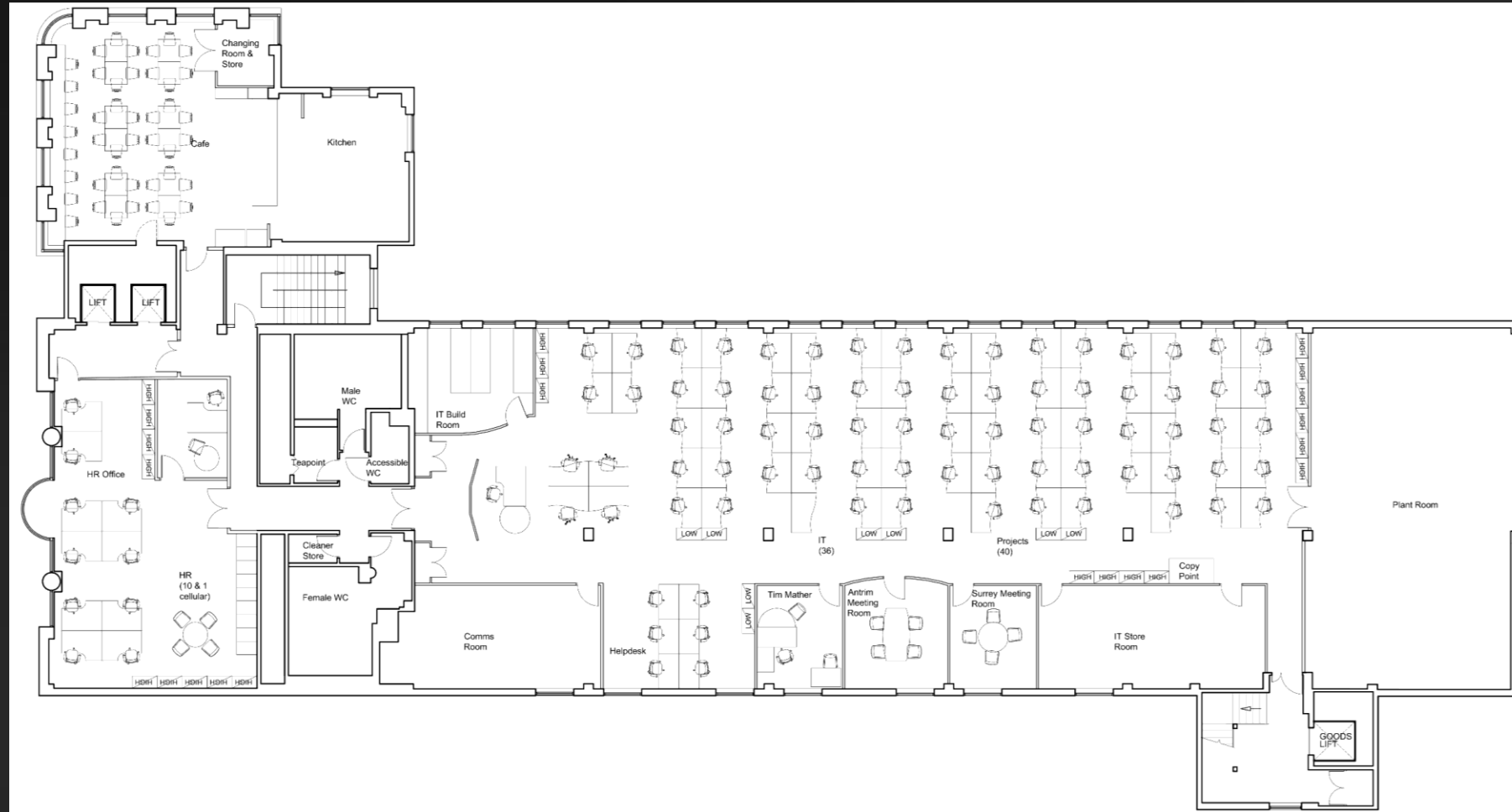
First Floor:



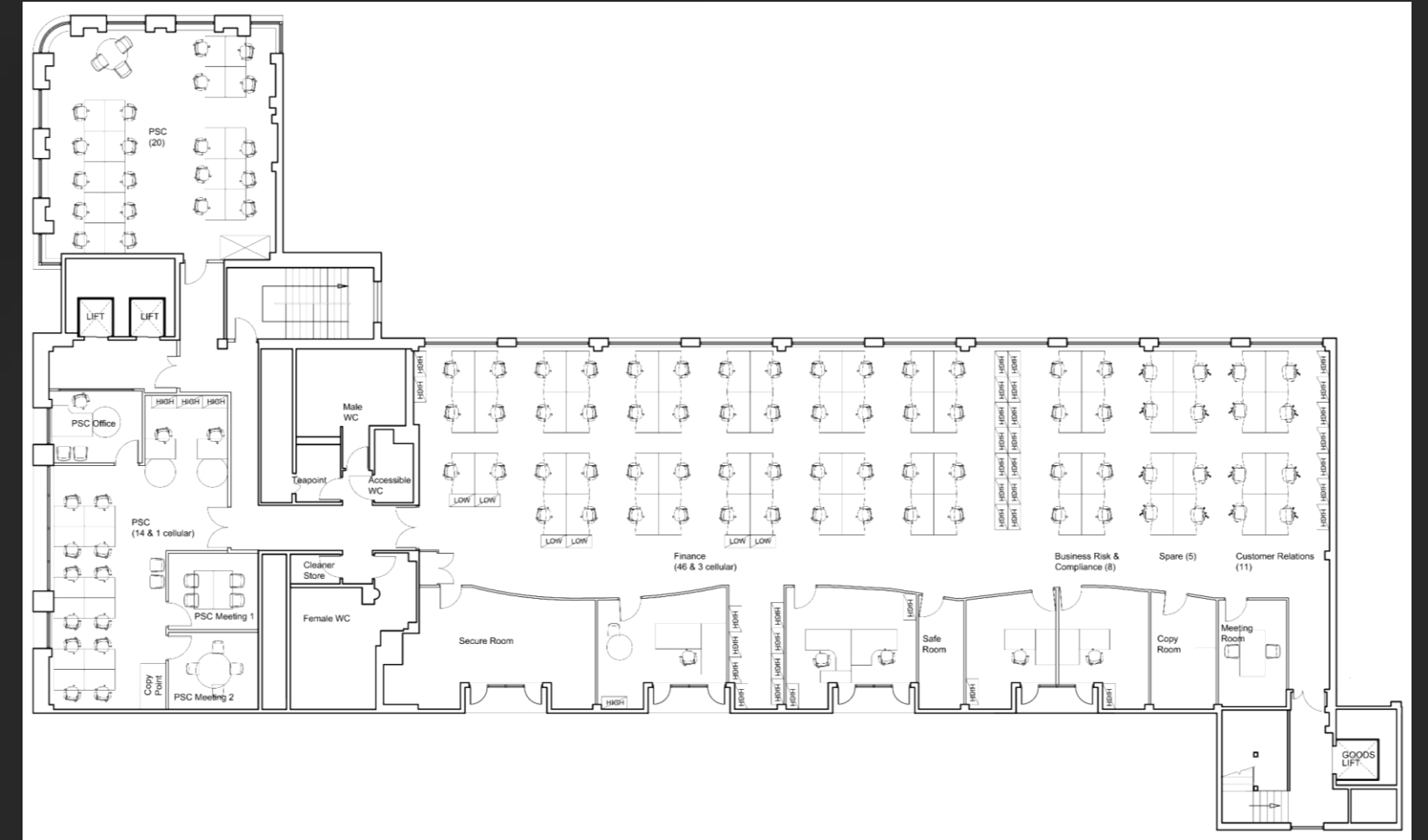
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Second Floor:



Third Floor:



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LOCATION

The premises is located at the junction of Stangate Crescent and Ripon Way to the South East of Borehamwood. Ripon Way also leads directly onto the Barnet-by-Pass segment of the A1 which then transitions into the A1 (M) (to the north). The A1 (M) runs through the spine of the country up to Newcastle.

In addition to the A1 (M), the subject premises is 3.5 miles from J23 of the M25 and 3 miles from the M1. Watford, St Albans and Hatfield are all within 10 miles of the subject premises with London being just over 10 miles to the South.

Elstree and Borehamwood station is situated c. 1.6 miles from the subject premises which provides fast a frequent services into London St Pancras. The station is also on the Thameslink providing direct access to Luton Airport.

Borehamwood main shopping street (Shenley Road) is located c. 1.3 miles from the subject premises.

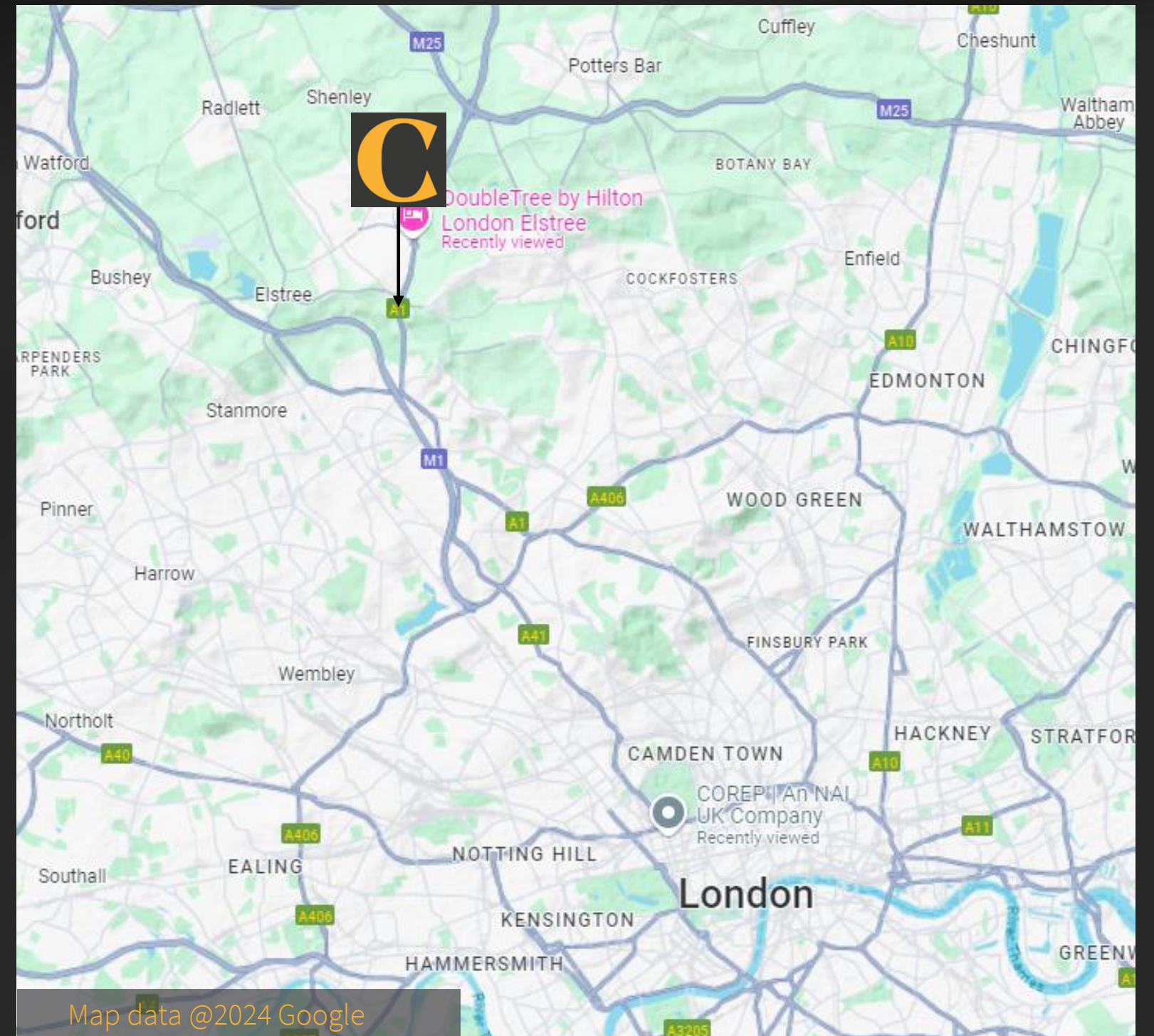
TERMS

The premises is available via with vacant possession via FRI (fully repairing and insuring) lease or for sale.

Due to the current condition of the building and its offering, we are not openly quoting a rent but are open to discussions.

LEGAL COSTS

Each party to bear their own legal cost.



VIEWINGS

COREP

Sean Clever 07748 963378
Matt Swash 07980 905185
James Horrocks 07384 236090

seanc@co-rep.com
matts@co-rep.com
jhorrocks@naiuk.com

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