

# Stirling Way, Borehamwood

£1,750 ()



Available to rent is this private office suite at Moda Business Centre Situated on Stirling Way, Borehamwood.

The office suite is 481 SqFt / 44.7 SqM

Key feature are Air Conditioning, Private & guest IT network, High speed internet, Parking, Fob access, Video intercom system, Offices individually alarmed, Raised floors, Suspended ceilings, LED lighting, Tea point room Matterport VR Tour available on request

The Moda Centre occupies a prominent position on Stirling Way and is well connected by transport links. Stirling Way runs parallel with the A1M Barnet Bypass, which provides easy access to the national motorway network with Junction 23 (South Mimms) of the M25 just a five-minute drive away, giving easy onward access to the A41 and M1 Motorway.

The building also benefits from multiple bus routes, which serve the area and Elstree & Borehamwood Train Station (Thameslink Line) is circa 1 mile from the Moda Centre offering a fast 22-minute connection to Central London (St Pancras International) and a direct route to Luton Airport Parkway Station.

The immediate location on Stirling Way benefits from several high-profile national retailers/operators including Morrisons Supermarket, BMW Sales Dealership, Safestore, Miller & Carter Steakhouse, Screwfix and Tops Tiles to name a few and The Hilton Hotel London Elstree is also located just a few minutes away on the A1M junction.

Borehamwood is also home to the famous BBC Studios with the filming of shows such as Eastenders and Strictly Come Dancing, as well as Sky Studios Elstree being the UK's newest state of the art film and TV Studio, which is projected to enable £3bn of production investment over the first five years of operation in Borehamwood.

Borehamwood Town Centre is well established and a 5-minute drive from the Moda Centre offering a multitude of restaurants and shops, including national operators such as Tesco's Superstore, Halfords, Pure Gym, Reel Cinema, M&S Simply Food, McDonalds, Nando's, Aldi,

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









Available on the  
**App Store**



ANDROID APP ON  
**Google play**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	