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## Suite 601 & 603 - Private Large Office Suite

### The Moda Centre

Stirling Way, Borehamwood WD6 2BW

Available



**Unit Type :**  
Private Office – Suite 601 & 603



**Total area :**  
1246 Sq. Ft. / 115.76 Sq. M.



**Rent :**  
£4300pcm + VAT

### About The Suite

Suite 601 and 603 are adjacent offices that can be combined to create a larger space.

A prominent, newly refurbished office suite, inclusive rent and high-speed internet.

#### Key Features:

Air conditioning, private and guest IT networks, high-speed internet at +400Mbps, parking, fob access, video intercom, individual office alarms, raised floors, suspended ceilings, LED lighting, and new communal WCs and kitchen.

#### Location:

The Moda Centre occupies a prime position on Stirling Way, parallel to the A1M Barnet Bypass, offering excellent transport access. Junction 23 of the M25 (South Mimms) is only five minutes away, linking easily to the A41 and M1 motorways.

Multiple bus routes serve the area, and Elstree & Borehamwood Station (Thameslink Line) is approximately one mile away, providing fast 22-minute connections to St Pancras International and direct services to Luton Airport Parkway.

#### Local Amenities:

Nearby occupiers include Morrisons, BMW, Safestore, Miller & Carter, Screwfix, Tops Tiles, and The Hilton Hotel London Elstree. The area is also home to BBC Studios and Sky Studios Elstree, a major film and TV production hub. Borehamwood Town Centre is just five minutes away with a wide range of restaurants and retail operators, including Tesco, Halfords, PureGym, Reel Cinema, M&S Simply Food, McDonald's, Nando's, and Aldi.

### Interested? Contact Us



**Andrew Vertes**  
Manager

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### Unit Features & Amenities

- Private Office
- Private VLAN
- Raised Floor
- Video Intercom
- Weekly Office Clean
- Parking Included
- Air Conditioning
- Guest WiFi
- Private Alarm
- Good Natural Light
- Communal Kitchen
- Energy Efficient Lighting

### Estate Features & Amenities

- Super Fast Fibre Optic Internet
- Intelligent Access Control
- CCTV
- Local Bus Stop
- 7 Days A Week
- On Site Manager
- Breakout Area
- Daily Post Service

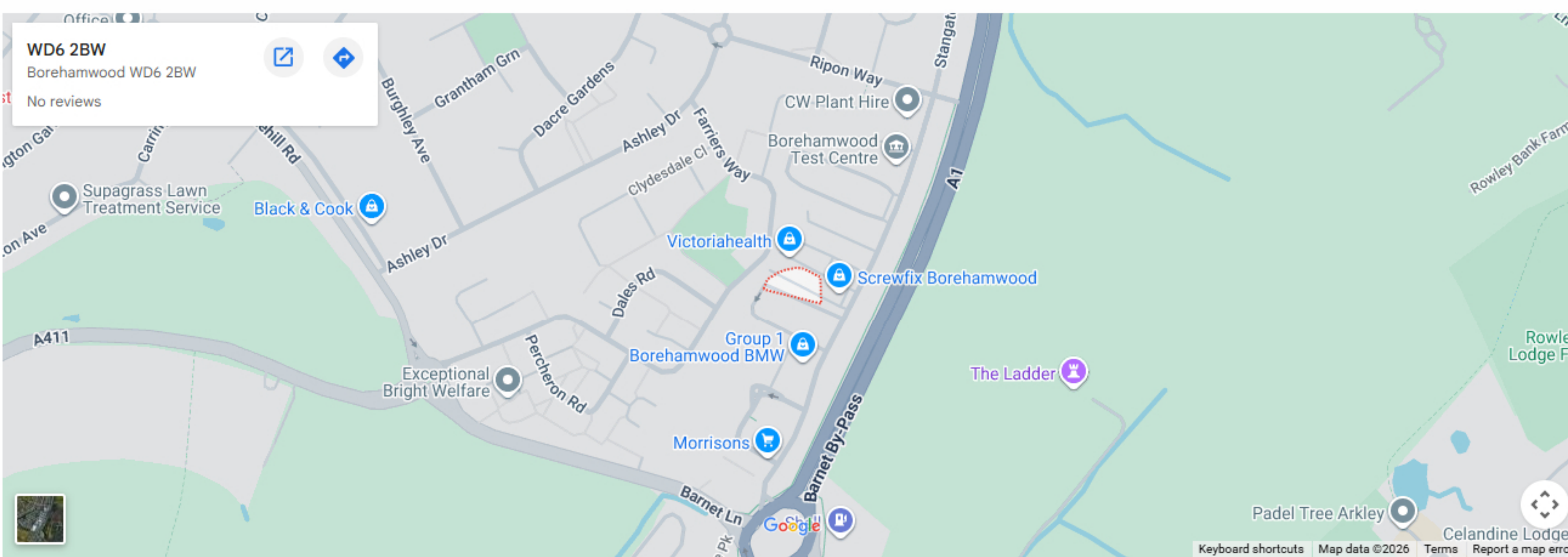
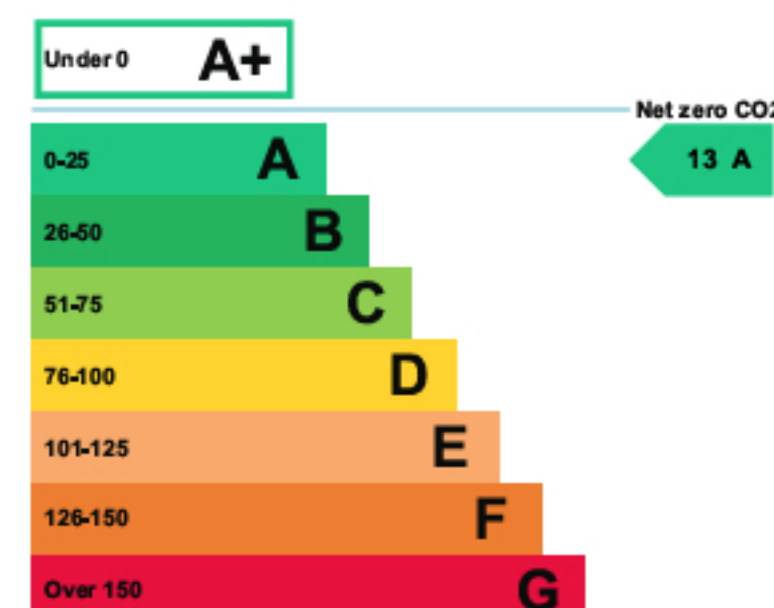
### Business Rates

Rateable Value: £TBC

Rates Payable: £TBC

Business Rates are being assessed.

### EPC



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Phone Number	Preferred Date of Viewing
Select Location...	Suite 601 & 603 - Private Large Office Suite

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