



## Private Office Suite

### The Moda Centre

Stirling Way, Borehamwood WD6 2BW

Available



**Unit Type :**  
Private Office



**Total area :**  
172 Sq. Ft. / 15.98 Sq. M.



**Rent :**  
£700pcm

## About The Suite

Small private office, suitable for 1 to 4 persons, benefits from excellent natural light and super-fast internet.

### Key Features:

High-speed WiFi internet at +400Mbps, private network with perimeter network points, guest internet connection, parking, video intercom, suspended ceilings, LED lighting, and 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



**John Doe**  
Asset Management  
and Acquisitions  
Associate

Call Us

Book a Viewing

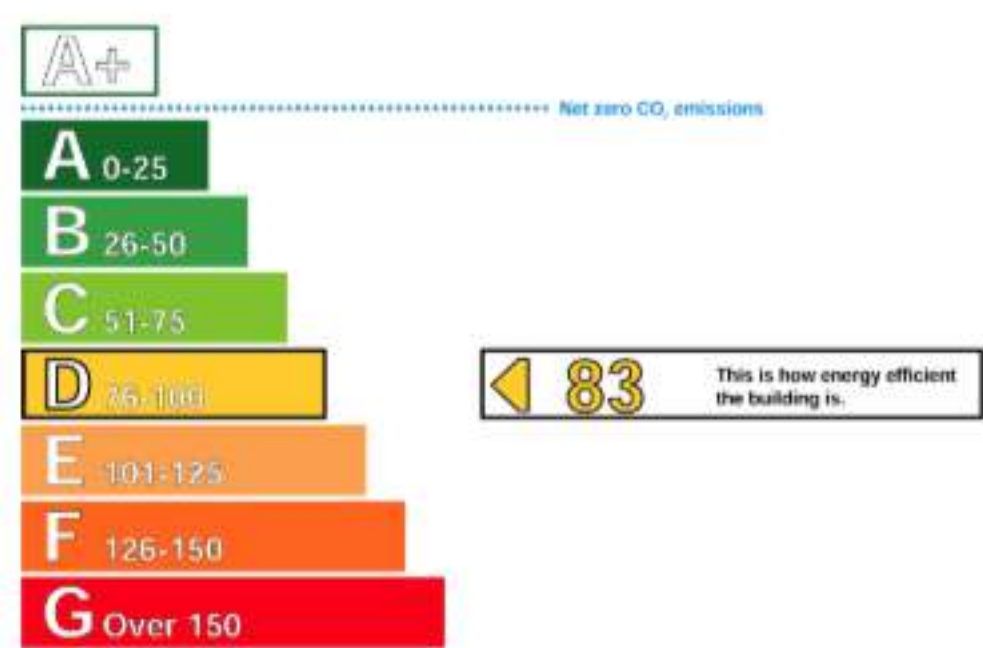
## Business Rates

**Rateable Value:** £2650

**Rates Payable:** £1322

If the tenant qualifies, this suite will benefit from Small Business Rate Relief.

## EPC



## Unit Features & Amenities

- Super Fast Wi-Fi
- Weekly Office Clean
- Video Intercom

- 1 Parking Space Included
- Good Natural Light
- Pet Friendly

- 7 days a week access
- Fob Access
- Local Bus Stop

- CCTV
- Breakout Area

## Estate Features & Amenities



Infinity Store & Work Limited for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for guidance purposes only, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants or licensees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no liability shall arise whatsoever for any costs or expenses incurred should the property no longer be available. (v) All prices/rents are quoted exclusive of any VAT which may be payable.

## Related Locations



Infinity – Borehamwood

[Read More >](#)



Infinity – Surrey

[Read More >](#)



Infinity – Northampton

[Read More >](#)

Book a viewing and let us help find the right property solution for you!

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="button" value="Book A Viewing"/>	



Follow Us On :



### Storage Solutions

- Office Storage Solutions
- Storage for Online Sellers
- Contractor Storage Solutions
- Container Storage Solutions
- Personal Storage Solutions

### Work Solutions

- Office Solutions
- Studio Solutions
- Workshop Solutions
- Virtual Office Solutions

### Company

- About Us
- FAQ
- Contact Us