



WOLSEY
BUSINESS PARK
TOLPITS LANE | WD18 9QQ

MAGDALEN HOUSE & MOOR BUILDING

For Sale Two Detached Grade A Office Buildings Extending To 76,000 Sq Ft


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**PERRY
HOLT**
PROPERTY CONSULTANTS



MOOR BUILDING

MAGDALEN HOUSE

SUMMARY

- Two detached office buildings extending to 76,000 sq ft
- Situated on a site of approximately 6.53 acres Gross / 3.45 acres net
- High specification accommodation with open plan floorplates
- Modern VRV air conditioning system
- Approximately 285 car parking spaces providing an attractive parking ratio
- Strong occupier appeal and rental demand fundamentals
- Long-term alternative use prospects

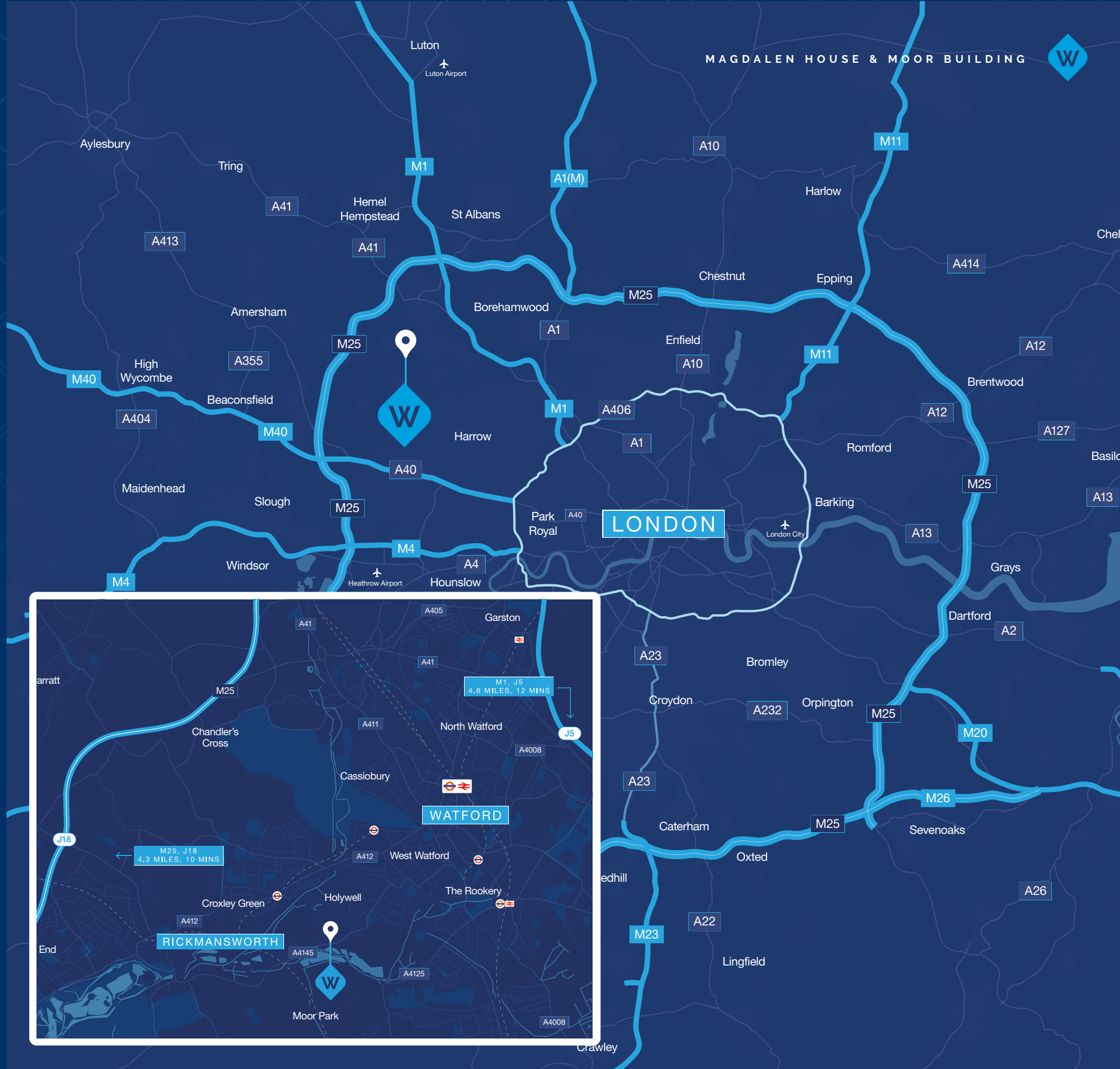
LOCATION

Tolpits Lane sits within one of Watford's most established commercial corridors, offering a practical and well-connected location for offices, light industrial units and distribution warehouses.

The area combines good road-side visibility with a mature cluster of business parks and modern industrial estates, making it attractive to occupiers looking for easy access to London while avoiding inner-city congestion.

Tolpits Lane enjoys excellent road connectivity to the regional motorway network. The A4145/Tolpits Lane links directly into the local A-road network and provides straightforward routes to the M25 orbital motorway (multiple junctions within a short drive) and the M1 (approximately 5 miles to Junction 5), giving fast, direct access north, south and around London. Watford's mainline rail and interchange at Watford Junction is within easy driving distance and provides frequent services into central London and national connections.

Local Underground/Metropolitan line stations such as Moor Park and the Watford branch stations are also close by, and there are regular bus services serving Tolpits Lane and adjacent business parks — providing flexible commuter options across Hertfordshire and into west/north London. Tolpits Lane is home to a mix of business parks and industrial estates that accommodate both office occupiers and warehouse operators. Prominent parks and estates in the immediate area feature modern office accommodation alongside larger warehouse and light industrial units — popular with logistics, e-commerce fulfilment, light manufacturing and professional services occupiers. The mix of occupiers supports a local supply chain and provides a broad local labour pool.



DESCRIPTION

The property comprises two detached Grade A office buildings known as Magdalen House and Moor Building extending to approximately 76,000 sq ft NIA on a gross site of approximately 6.53 acres. The buildings provide high specification accommodation, including efficient open plan floorplates and a modern VRV air conditioning system.

The site offers approximately 285 car parking spaces, delivering an excellent parking ratio, which significantly enhances the appeal.





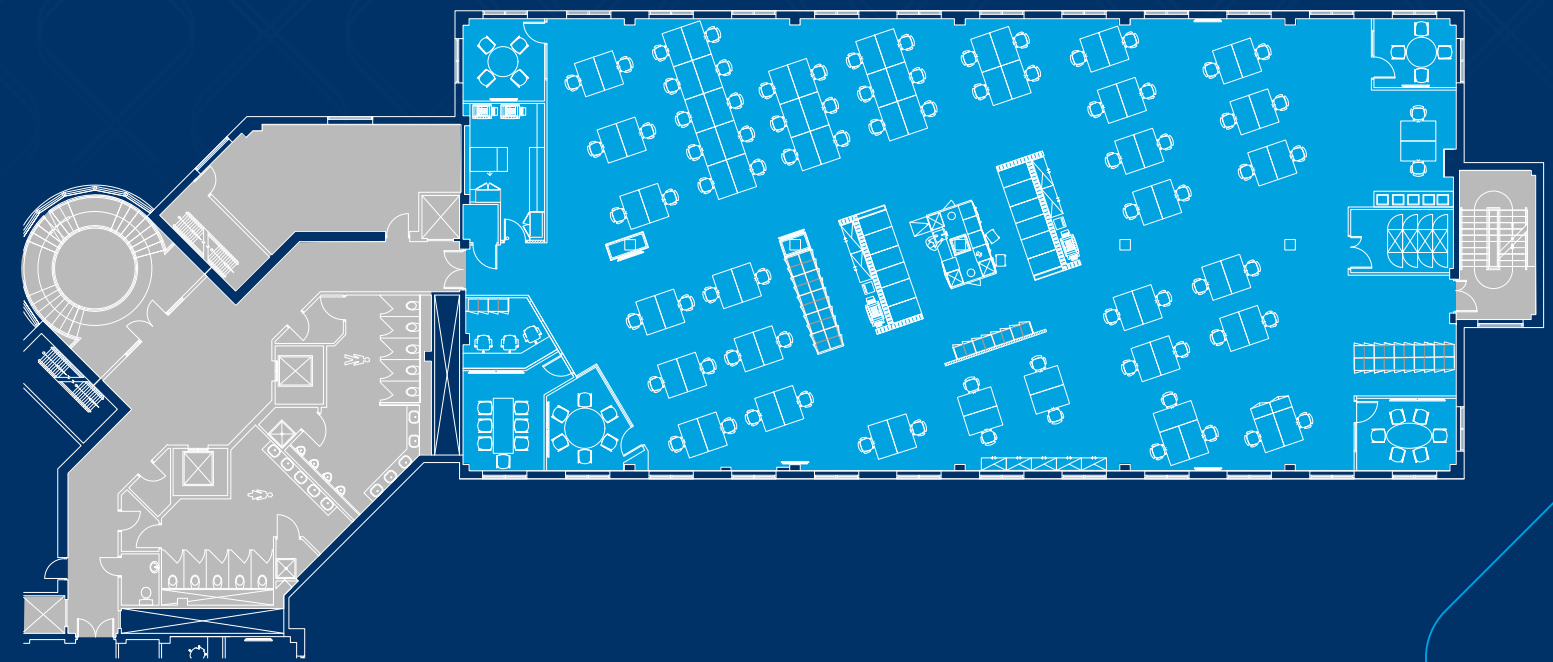
MAGDALEN HOUSE

Magdalen House sits to the South West of the site. This modern office building is arranged over three floors and designed around a central core with two prominent wing-style extensions branching out to either side. Each floor of the wings offers bright, open-plan accommodation with triple-aspect glazing, creating light-filled and versatile workspaces. The central core provides excellent amenities, including W/C facilities and lift access serving every level, ensuring convenience and accessibility throughout. The combination of flexible open-plan layouts and well-placed support facilities makes the building highly adaptable to a range of occupier needs. The total NIA of Magdalen House is approximately 48,500sqft. Each floor of each wing is approximately 7,960sqft NIA.

Magdalen House (Unit 2)	NIA (sqft)
Ground Floor	16703
First Floor	15918
Second Floor	15918
Total	48539



TYPICAL FLOOR PLAN



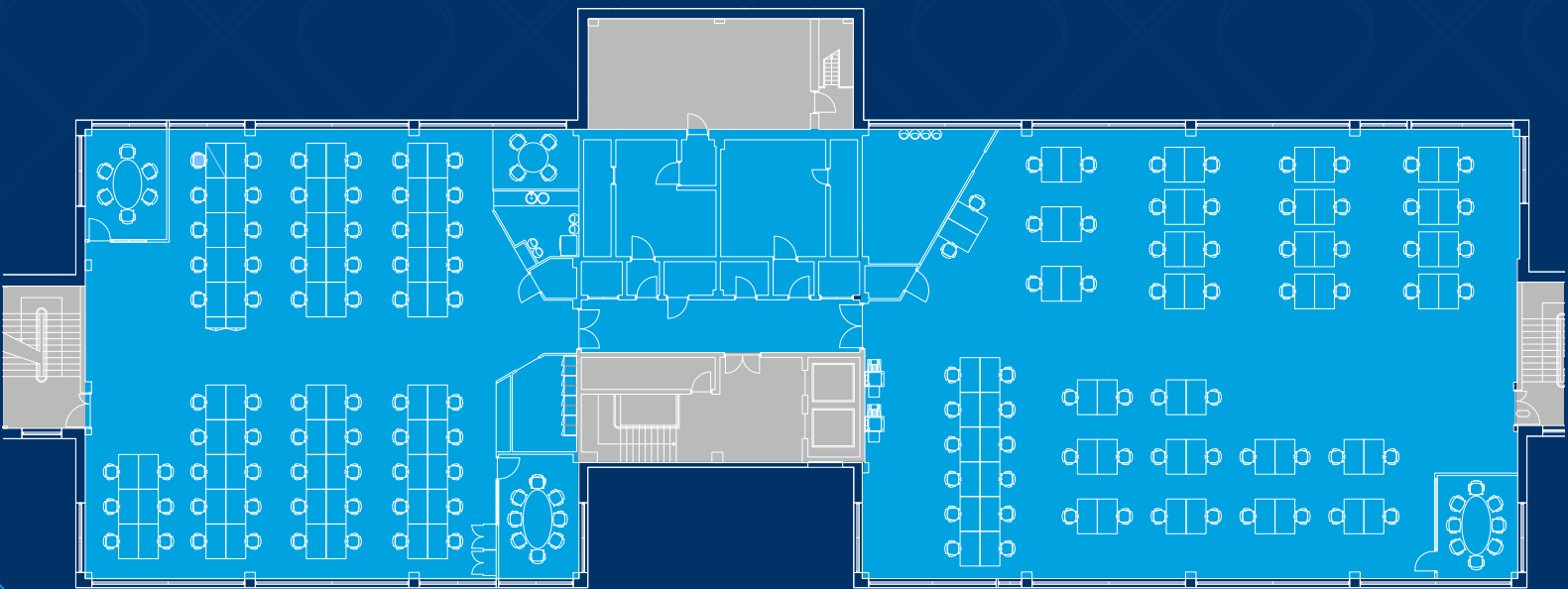
Plan not to scale for indicative purposes only.





MOOR BUILDING

Moor Building is located to the North East of the site and measures to be approximately 27,800sqft NIA, where each floor consists of approximately 9,000sqft of office space. To the exterior near the motorcycle parking bays is a terrace area for break out area. Internally, the building is currently arranged as auditorium and break out area on the ground floor. The first and second floors offer open plan space. The core of the building is in the middle where the reception area is located on the ground floor and the lift system. All floors offer W/C facilities.



TYPICAL FLOOR PLAN

Moor Building (Unit 1)	NIA (sqft)
Ground Floor	9370
First Floor	9393
Second Floor	8978
Total	27741

Plan not to scale for indicative purposes only.



PRICE

Price & rent upon application

TENURE

For sale Freehold with full vacant possession, alternatively a new lease is available for a term to be agreed.

BUSINESS RATES

The rateable values is £1,270,000 which equates to annual business rates of £693,420.

VAT

The property is elected for VAT.

VIEWINGS

Viewings and further enquiries via joint sole agents:

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