

28 GREENHILL CRESCENT 30 WATFORD BUSINESS PARK

To Let - 30,752 Sq Ft
Industrial Warehouse Unit
Refurbishment to PC in Q4-26



28130

HOWDENS

Premier Inn

RENAULT

BYD

Travis Perkins

PEUGEOT

TOYOTA

Morrisons

28130

J20 M25

J5 M1

M25

M1

28130



Route to J5 M1

The Perfect Base for London & Home Counties Distribution

LOCATION

28 - 30 Greenhill Crescent occupies a prime position within Watford Business Park, with excellent access to Greater London and the Home Counties. The site benefits from immediate links to the A4178 and A412, connecting to the wider motorway network, including the M1, M25 (J20-21a), M40 and A1(M). Its strategic location also provides easy access to Heathrow Airport and a large consumer base.

Miles	Hrs:Mins
20	00:45
38	00:50
48	01:00

Miles	Hrs:Mins
105	01:30
80	01:45

Unit 28-30, GREENHILL,
WATFORD BUSINESS PARK, WD18 8YB

Miles	Hrs:Mins
2	00:08
5	00:10
2	00:12
19	00:25

Watford Junction

J5 M1

Watford Underground

London Heathrow

Flexible Industrial Space

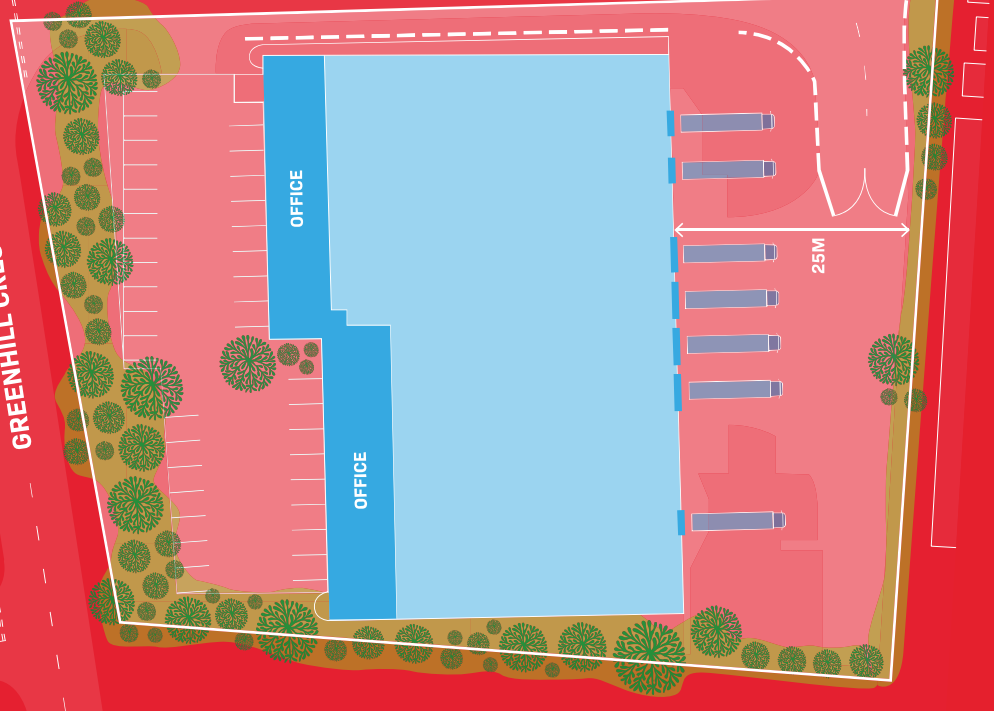
• SPECIFICATIONS

	Clear Height (6.1m, rising to 7.5m at Apex)		4 Full Height Loading Doors & 3 Level Access Van Loading Doors		40 Car Parking Spaces
	EPC Rating A (Target)		Power Supply 140 kVA		Yard Depth 25m
	Secure Self- Contained Yard		Open Plan Cat A Offices		LED Lighting
	EV Charging		Minimum 15 Year Roof Warranty		Flexible Layout Configuration

• DESCRIPTION

A modern warehouse opportunity located within Watford Business Park, offering excellent connectivity to Greater London and the national motorway network. The property benefits from 7 ground level loading doors, clear internal heights of 6.1m rising to 7.5m, a secure self-contained yard and 40 car parking spaces, making it well suited to industrial, trade counter, storage and distribution occupiers.

GREENHILL CRESCENT



UNIT 28 - 30	SQ FT	SQ M
WAREHOUSE AND UNDERCROFT	26,339	2,447
FIRST FLOOR OFFICE	4,413	410
TOTAL (GEA)	30,752	2,857

● **EXTENSIVE LABOUR CATCHMENT**

2,500,000



1

Source: ONS

4

Within a 30-minute drive, the unit benefits from access to over 2.5 million people, providing occupiers with a deep and diverse labour pool to support operations at scale.

80%



2

Source: ONS

● **ECONOMICALLY ACTIVE**

Watford boasts an economically active population significantly above the UK average, ensuring a strong supply of available and work-ready employees across multiple sectors.

Positioned at the Heart of a Skilled, Connected Workforce

Source: Ordnance Survey

3



● **STRATEGIC ROAD NETWORK ACCESS**

Positioned within the M25 with direct access to the M1, M25 and A41, enabling efficient distribution and easy commuting.

M25

Source: National Rail Enquiries

4



● **EXCEPTIONAL
CONNECTIVITY**

Direct rail services to London Euston in under 20 minutes provide access to one of Europe's largest employment markets, enhancing recruitment reach and business connectivity.

40%

● **SKILLED & EDUCATED TALENT BASE**

A highly qualified workforce underpins the local economy, with over 40% of residents educated to degree level, supporting both operational and managerial roles.



5

Source: ONS

00:20

A Rare Self-Contained Industrial Warehouse Opportunity



Unit 28-30 benefit from excellent connectivity to Central London and the wider motorway network, with direct access to the M1 (J5) and M25, Watford Junction provides fast rail services to London Euston and key regional destinations.

● BY CAR

MOTORWAYS / JUNCTIONS	MILES	HRS:MINS
M1 (J5)	5	10
M25 (J18)	4.5	10
M25 (J17)	5	12
M25 (J19)	5.5	13
M25 (J20)	6.5	15

CITIES / TOWNS

CITIES / TOWNS	MILES	HRS:MINS
WATFORD TOWN CENTRE	3	00:08
ST ALBANS	11	00:28
HEMEL HEMPSTEAD	13	00:23
CENTRAL LONDON	20	00:45

AIRPORTS

AIRPORTS	MILES	HRS:MINS
HEATHROW	19	00:25
LONDON LUTON	18	00:25
LONDON STANSTED	45	00:55
BIRMINGHAM	110	01:30

● BY TRAIN

VIA WATFORD JUNCTION

VIA WATFORD JUNCTION	HRS:MINS
LONDON EUSTON	00:15
MILTON KEYNES	00:45
CLAPHAM JUNCTION	00:43
ST ALBANS ABBEY	00:17
BIRMINGHAM NEW STREET	01:30





CROSSBAY

28
30

GREENHILL CRESCENT WATFORD BUSINESS PARK

UNIT 28-30, GREENHILL, WATFORD BUSINESS PARK, WD18 8YB



Lease Terms

Available by way of new FRI lease.

Legal costs

Each party will be responsible for their own costs in any transaction.

Anti-Money Laundering

Prospective tenant will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

VAT

VAT will be charged at the prevailing rate.



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