

DELANCEY  
TO LET



**UNIT 3**

**WATFORD  
LOGISTICS  
HUB**

J5 M1  
COLONIAL WAY  
WATFORD  
WD24 4PX

**PRIME URBAN WAREHOUSE / LOGISTICS UNIT**

10,447 SQ FT (970.5 SQ M) TO LET



glitz.proof.stray

**HOLLIS  
HOCKLEY**

## INTRODUCING...

**Watford Logistics Hub** is a brand new development of three high specification distribution warehouse units each with high quality office finishes including raised access floors and ample car parking facilities.



UNIT  
3

AVAILABLE





# UNIT 3



1 LEVEL  
ACCESS DOOR



CLEAR INTERNAL  
HEIGHT OF 8.0M



SELF CONTAINED AND  
SECURE YARD



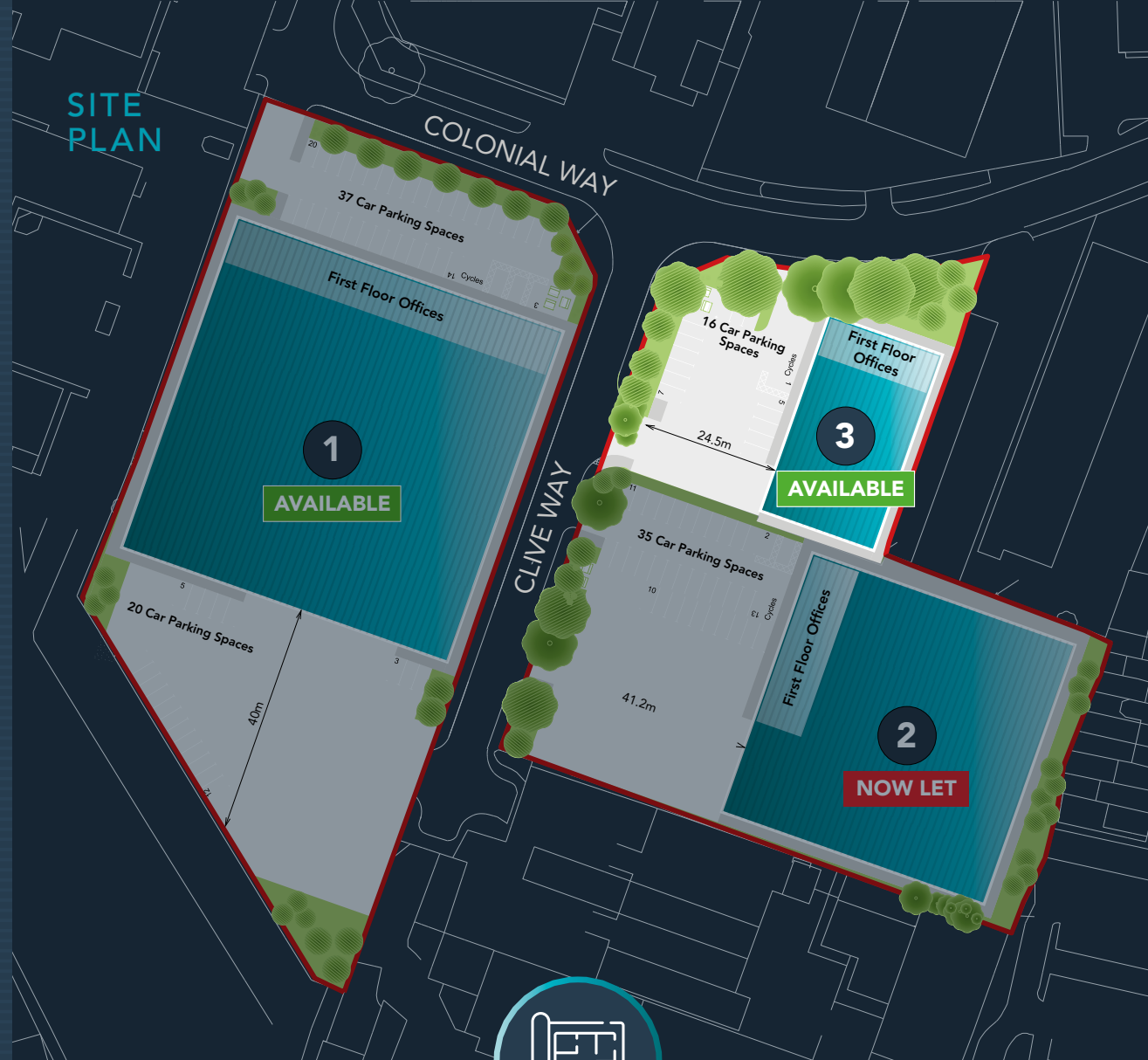
50KN/M2  
FLOOR LOADING



250 KVA  
POWER SUPPLY

## ACCOMMODATION GEA

	Ground Floor		First Floor		Total		
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
<b>Unit 3</b>	8,664	804.9	1,783	165.6	<b>10,447</b>	<b>970.5</b>	<b>AVAILABLE</b>



CONSENTED  
FOR PLANNING USE  
CLASSES E(g), B2 & B8



TAKE THE  
VIDEO TOUR

READY FOR IMMEDIATE OCCUPATION

A41/M1 Junction

A4008

Watford Town Centre

**Holiday Inn**

**Watford Junction**

**WATFORD LOGISTICS HUB**

**VINCI**

**EDMUNDSON ELECTRICAL**

Colonial Way

**TOOLSTATION**

**SIGMA**  
independent certified

**Topps Tiles**

**C E F**

**antalis**™

**UNRIVALLED SUSTAINABILITY**



**AIR SOURCE HEAT PUMPS HEAT/COOL OFFICES AND PROVIDE HOT WATER**



**PIR SENSOR CONTROLLED LIGHTING (TO OFFICES, CAR PARKS & YARDS)**



**EPC A+**



**BREEAM 'EXCELLENT' STATUS**



**SOLAR PV PANELS AS STANDARD**



**25% EV CAR CHARGING POINTS**



**15% ROOF LIGHTS FOR IMPROVED NATURAL LIGHT**

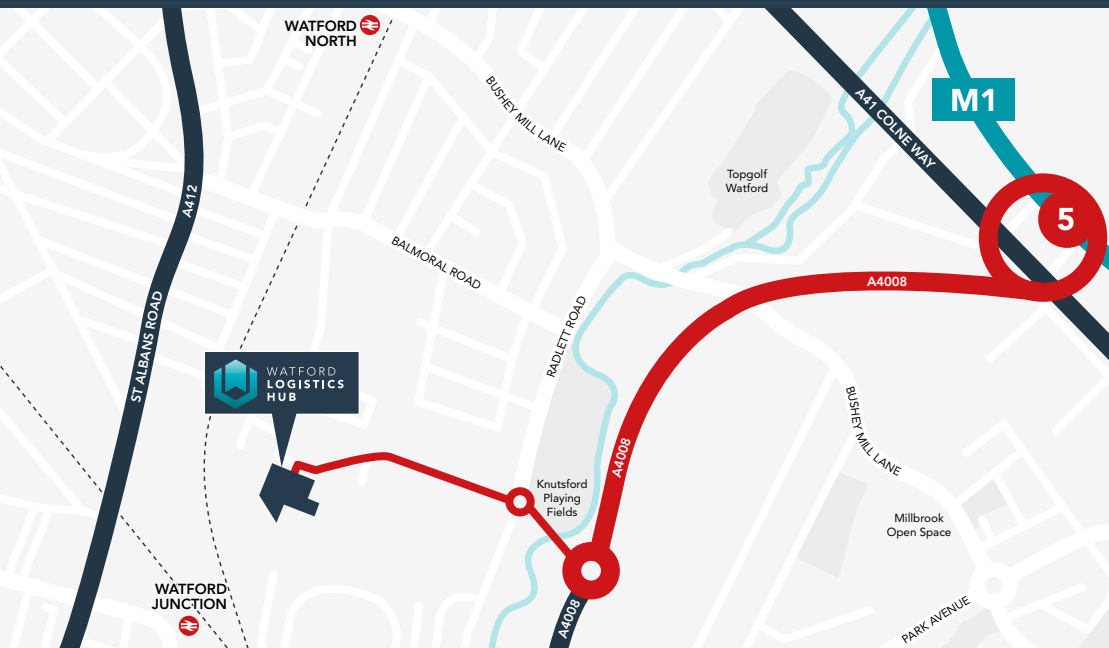
## LOCATION

Watford Logistics Hub lies to the north of Watford Town centre, less than 1.5 miles from the M1 J5. It is excellently located to access the M1, M25 (J20, J21 & J21a), M40, A1M, Heathrow Airport and Greater London and its strategic position will enable businesses to access a large consumer base. The site is accessed via Colonial Way and A4008, which connects to the A41 & M1 J5. Watford Junction train station is within walking distance of Watford Logistics Hub.

## TRAVEL DISTANCES (BY CAR)

	Time	Distance
Watford to Heathrow	25 mins	22 miles
Watford to Central London	44 mins	20 miles
Watford to Southampton	1hr 29 mins	82 miles
Watford to Felixstowe	1hr 45 mins	101 miles
Watford to Birmingham	1hr 51 mins	100 miles

Time/distances calculated using google maps





## LEASE TERMS

Available by way of new FRI leases.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING

Prospective tenants 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.

## ALL ENQUIRIES

For further information contact the joint agents:

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