

WELLSTONES WATFORD

WD17 2AE

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Self Contained Industrial Unit with Redevelopment Potential - For Sale - 2,565 Sq.ft

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Industrial Unit with Redevelopment Potential

FOR SALE

KEY DETAILS

- Freehold sale of industrial unit with redevelopment potential
- Pre-application scheme prepared for 6 storey scheme of high quality apartments with amenity space and cycle storage
- Located in Watford's Core Development Area, earmarked for growth regeneration
- Excellent transport links - short walk to Watford Junction (20 mins to London Euston)
- In the heart of Watford Town Centre, adjacent to Watford's retail parade and Harlequin Shopping Centre
- Currently let on an occupational lease to October 2026 at a passing rent of £40,000 per annum exclusive

AMENITIES

 Self Contained	 LED Lighting	 3 Phase Power	 Roller Shutter Door
 Office	 WCs	 3.34m Clear Internal Height	 Near Watford Junction Station



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LOCATION

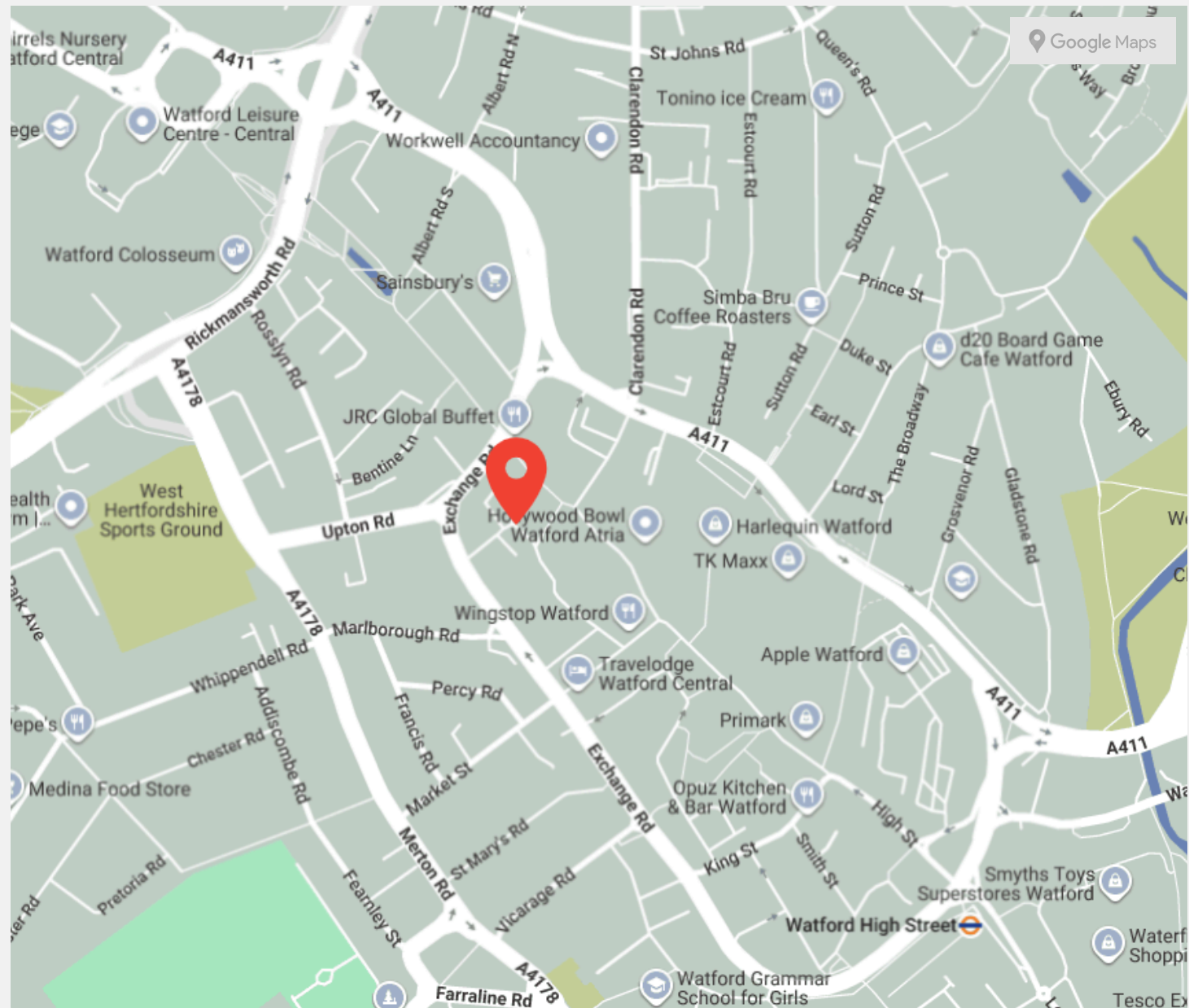
Wellstones is ideally located in the heart of Watford, offering excellent access to the town centre and major transport links. Watford Junction Station is just a short walk away, providing fast trains to London Euston in under 20 minutes. The M1, M25, and A41 are easily accessible by road. The nearby Harlequin Shopping Centre provides amenities such as cafes, restaurants, gyms, and major retailers.

AREA

- Excellent access to the Town Centre and major transport links.

TRANSPORT

-  London Euston - approx. 20 mins
-  Watford Underground Station - 0.5 miles
-  M1 (J5) - 2 miles
-  M25 (Junction 18) - 4.4 miles



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ACCOMMODATION

	Size Sq.m	Size Sq.ft
Total	238.29	2,565

This area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

This self-contained industrial unit offers approximately 2,565 Sq.ft of versatile space with a clear internal height of 3.34m. The property features a concrete floor, energy-efficient LED lighting, and a secure electric roller shutter. It benefits from three-phase power, a small office, and WC facilities.

OCCUPATIONAL LEASE

The premises are currently occupied on a full repairing and insuring lease to Pro Cars UK Ltd for a term to October 2026. The current passing rent is £40,000 per annum exclusive. The lease is outside the security of tenure provisions of the Landlord Tenant Act 1954.



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DEVELOPMENT POTENTIAL

In addition to its current use, the property offers redevelopment potential.

A new pre-application scheme has recently been submitted exploring the opportunity to redevelop the site into a high-quality residential scheme.

Previous planning applications have granted residential redevelopment, including a scheme for a 15 unit block.

- Located in Watford's Core Development Area, earmarked for growth and regeneration.
- Previous planning applications have considered residential redevelopment, including a scheme for a 15-unit block.
- The latest pre-app explores a preferred massing option of 6 storeys, comprising well-designed apartments with amenity space, cycle storage, and improved pedestrian access.
- Alternative massing options up to 20+ storeys were studied, highlighting the potential for more ambitious development subject to planning.
- The site sits within Watford's Core Development Area, identified in the Local Plan as a focus for growth and regeneration.
- Recent design changes address earlier highways and pedestrian safety concerns, providing set-back entrances and strengthening planning prospects.

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TENURE

The unit is available on a Freehold basis.

PRICE

Price on application.

EPC

The property has an EPC rating of D 81. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £32,750. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council – 01923 776611.

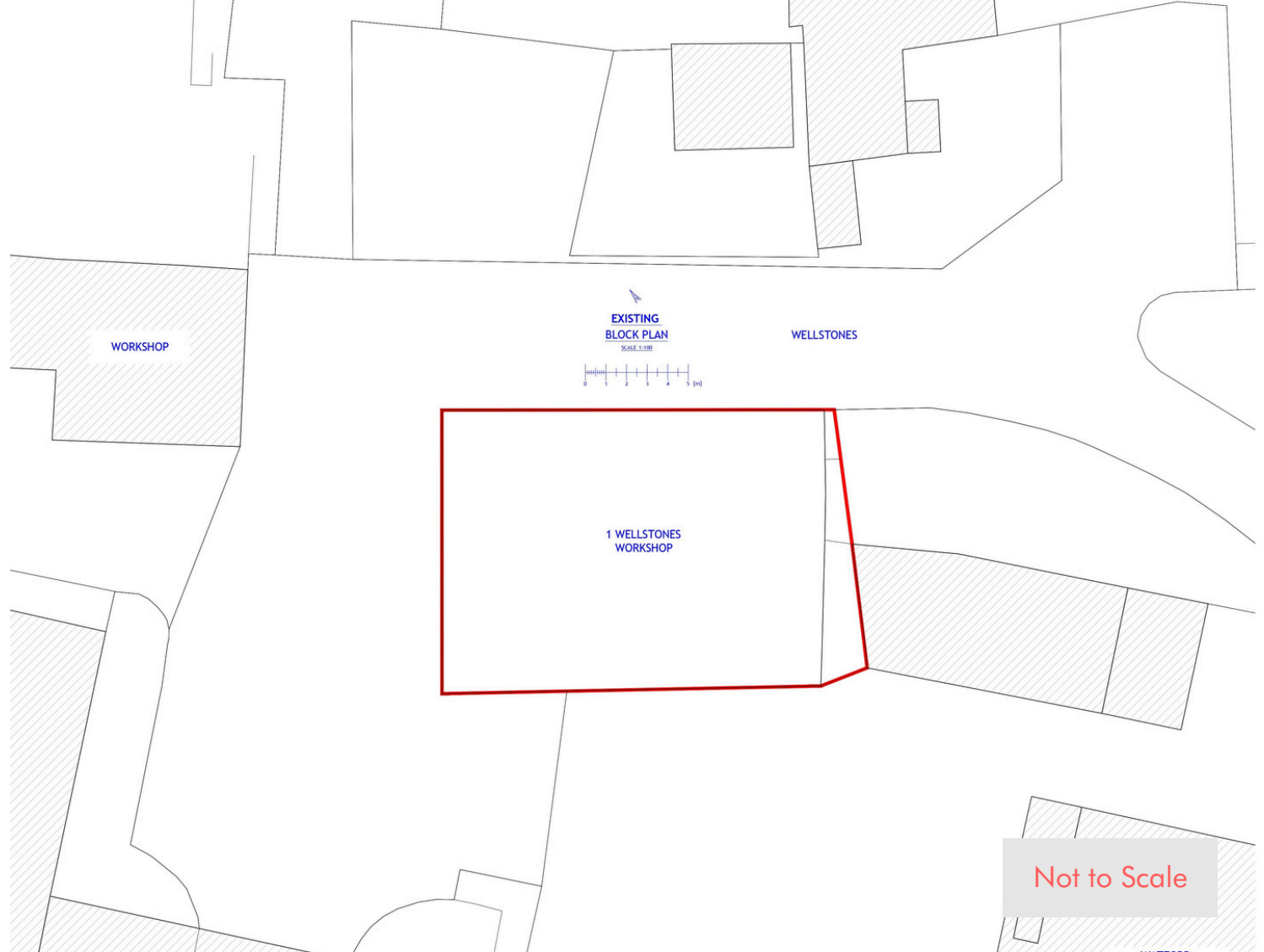
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is not elected for VAT.



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