

PARK HOUSE WATFORD

GREENHILL CRESCENT
WATFORD BUSINESS PARK
WATFORD
WD18 8PH

PRIME REDEVELOPMENT B2/B8 OPPORTUNITY

Lambert
Smith
Hampton

Kimmre



Green line plan is indicative only.

EXECUTIVE SUMMARY

- A rare opportunity to acquire **a strategic employment site in the core Watford industrial market;**
- A **2.23 acre** rectangular parcel of land with detailed **planning consent** for two semi-detached buildings totalling **57,199 sq ft GEA** for use within **Class B2/B8;**
- Excellent proximity to **Central London** and the **National Motorway network**, with strong road and rail communication links;
- **Over 15.9 million** people live within 90 minutes of the subject site;
- Situated on an **established industrial estate** **a short walk from Croxley Metropolitan London Underground Station;**
- The property offers **a unique opportunity for a number of alternative employment uses** subject to planning consent;
- Long Leasehold to Watford Borough Council, with circa 122 years unexpired lease term at a rent of £33,000 p.a., with upwards only 10 yearly reviews to the higher of annually compounded CPI 1.8% - 4.5% pa, or 5% of ERV receivable;
- The site is to be offered with **vacant possession.**

PROPOSAL

We are instructed to seek offers for the long leasehold interest of the subject property, subject to contract and exclusive of VAT.

LOCATION & SITUATION

Watford is a major commercial centre located inside the M25 motorway, approximately 17 miles to the north west of Central London.

The property is situated in a prominent position on the east side of Greenhill Crescent, on Watford Business Park, an established business park to the south west of Watford town centre. Access from the town centre is via the A412 link road, providing easy access to a number of junctions of the M25 and M1 motorways.

The subject site is situated outside of the ULEZ zone offering potential savings.

Watford Borough Council are committed to regenerating Watford Business Park, as can be seen with their recent Greenhill Works gateway scheme.

Surrounding uses are predominantly industrial, trade counters and car showrooms.

Nearby occupiers include:

- Citroen
- Volvo
- Hyundai
- Jewson
- Renault
- Magnet



Green line plan is indicative only.







CROXLEY GREEN

WOODSHOTS MEADOW

WATFORD

BIG YELLOW

ASCOT ROAD

WOODMANSTERNE

BEKO

TOYOTA

MORRISONS

HOWDENS JOINERY

MEDTRONICS

INSPIRE WATFORD BUSINESS PARK

RENAULT

VOLVO/HYUNDAI

CROXLEY PARK

CROXLEY PARK BUILDINGS 1 & 2

PRISM

FIX AUTOS

PEUGEOT

MAGNET

PARK HOUSE
WATFORD

DIGITAL REALTY DATA CENTRE

WATFORD BUSINESS CENTRE

GREENHILL CRESCENT

WATFORD ENTERPRISE CENTRE

VOLT FIRE & SECURITY

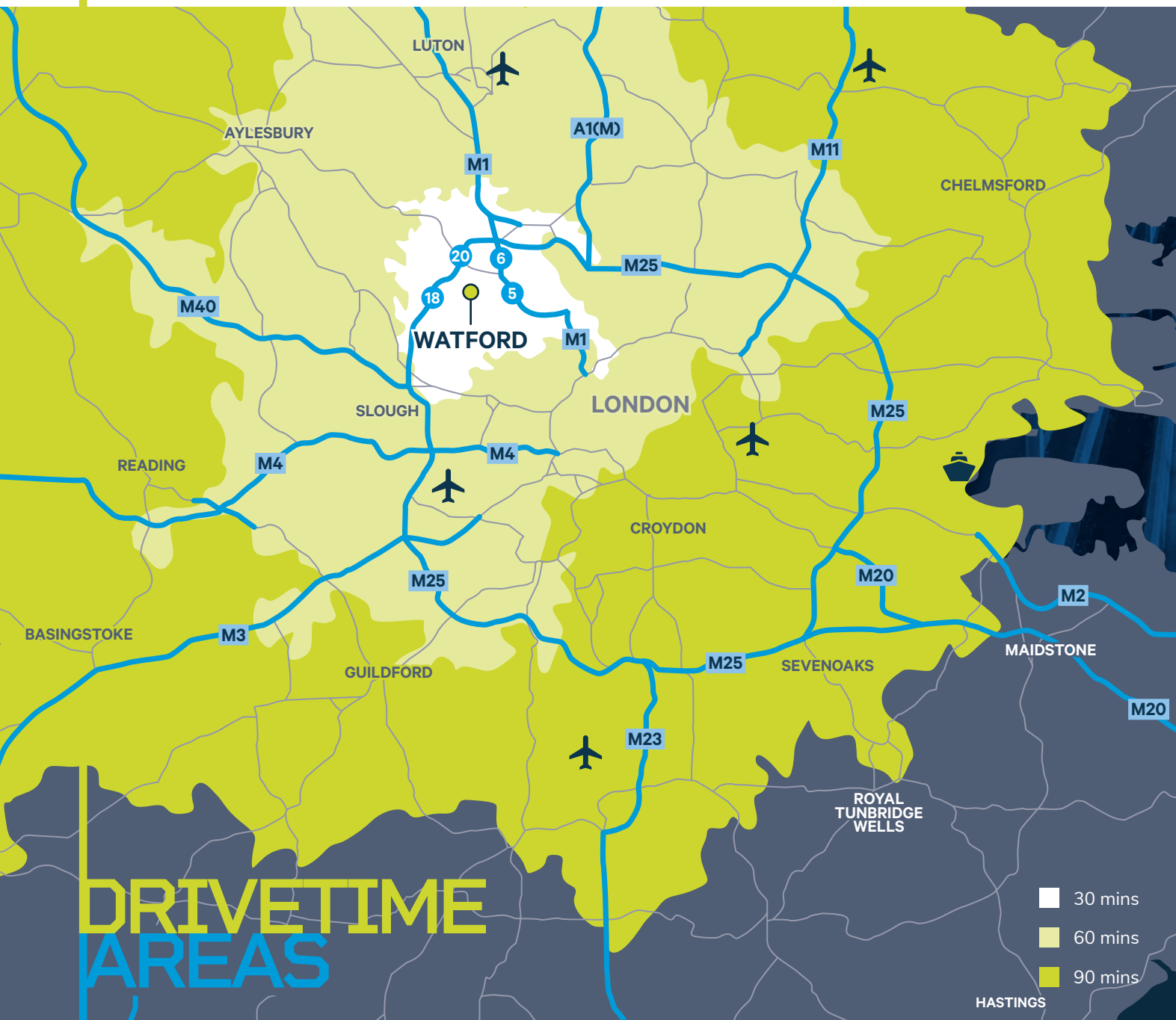
GRAVITY MEDIA

ROYAL MAIL

ARKAY WINDOWS

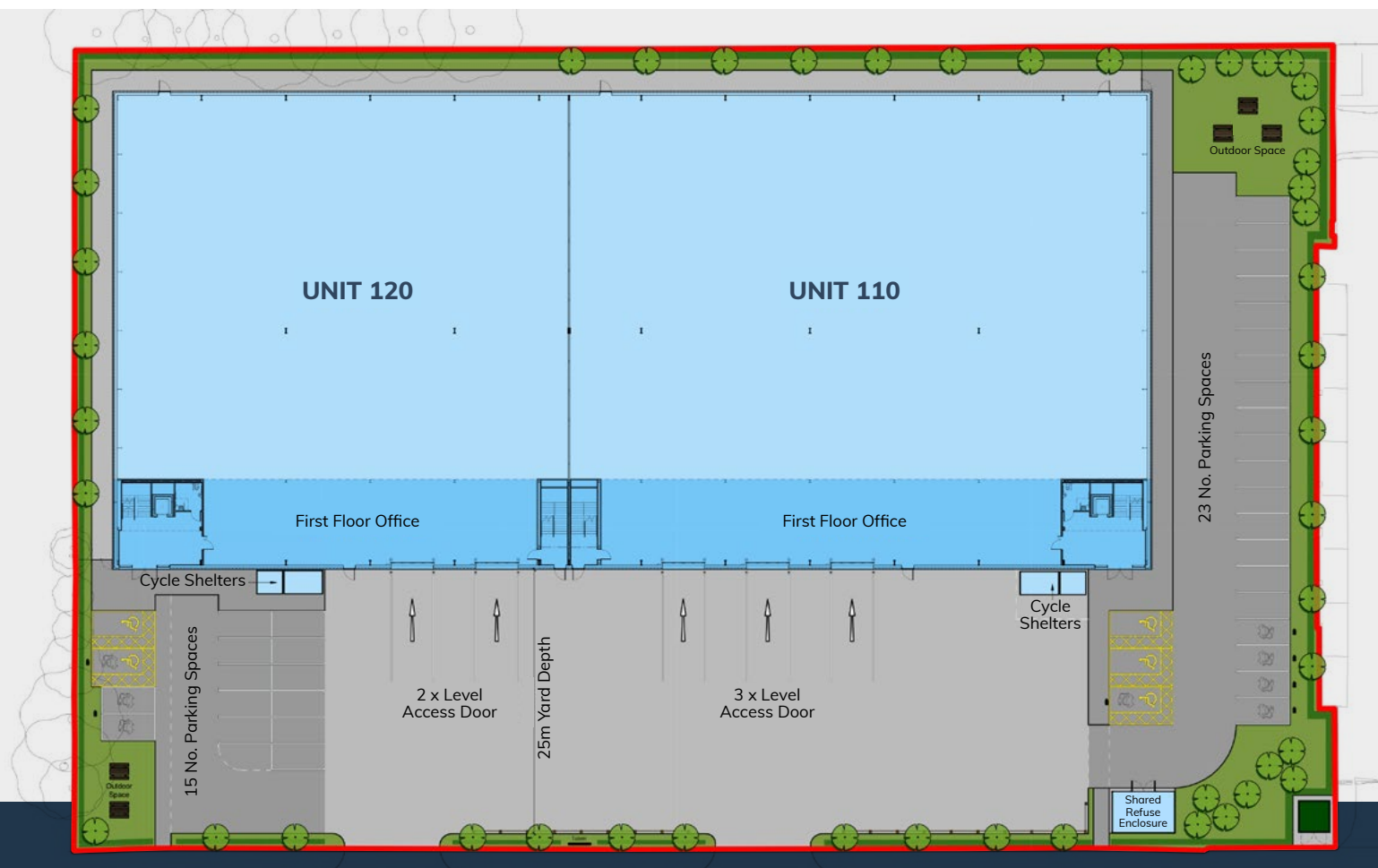
AVICA UK

Green line plan is indicative only.



Location	Distance (miles)
Watford Tube Station	1.3
Croxley Tube Station	2
Moor Park Tube Station	4.5
Northwood Tube Station	6.7
Watford Junction Railway Station	2.2
Rickmansworth Railway Station	3.5
Watford North Railway Station	3.5
M1 Junction 5	4
M1 Junction 6	7
M25 Junction 18	4
M25 Junction 20	5.4
Central London	22
Milton Keynes	41
Reading	41
Oxford	48
Southampton	79

7.55m
PEOPLE LIVE WITHIN
60 mins



**CONSENTED
SCHEME**

Red line plan is
indicative only.

PLANNING

Planning consent has been granted by Watford Borough Council for demolition of existing building and redevelopment to provide two connected warehouse buildings (Units 110 & 120) extending to 57,199 sq.ft. GEA for use within Class B2 and B8 along with ancillary office space, access and car parking, landscaping and associated works.

TOTAL

	Sq m	Sq ft
TOTAL GEA	5,313	57,199

UNIT 120

Use	Sq m	Sq ft
Warehouse	1,884	20,279
Office (inc GF core)	449	4,833
TOTAL GEA	2,333	25,112

UNIT 110

Use	Sq m	Sq ft
Warehouse	2,433	26,189
Office (inc GF core)	548	5,898
TOTAL GEA	2,981	32,087



TENURE

The property is held Long Leasehold to Watford Borough Council, with circa 122 years Unexpired Term at a rent of £33,000 p.a., with upwards only 10 yearly reviews to the higher of annually compounded CPI 1.8% - 4.5% pa, or 5% of ERV receivable.

SITE

The site extends to a total area of 2.23 acres (0.90 ha), providing approximately 48% ground floor site coverage.

SPECIFICATION

UNIT 110



3 Level
Access Doors



25M
Yard Depth



10M
Eaves Height



23 Car
Parking Spaces



5 EV Charging
Stations

UNIT 120



2 Level
Access Doors



25M
Yard Depth



10M
Eaves Height



15 Car
Parking Spaces



3 EV Charging
Stations

SITEWIDE



Target BREEAM
Excellent



LED
Lighting



Air Conditioned
Offices



Lift



Roof Glazing /
PV Provision



Landscaping



50kN / SQ M
Floor Loading

OCCUPATIONAL MARKET COMMENTARY

Occupier demand for modern industrial and logistics units remains strong across London and M25 markets with demand exceeding supply in most locations. The occupational market continues to be driven by the changes brought about by the accelerated structural transition to online retail sales, UK population growth and increased online fulfilment infrastructure into the wider retail market.

Rental growth in London continues to accelerate, with prime London rents consistently breaking new territory. This change has been presaged by the erosion of industrial land in the capital. The vast majority of the UK remains undersupplied with buildings fit for modern occupiers' requirements, in particular with smaller last mile facilities.

Watford is a hot spot for occupiers outside of the traditional 'last mile logistics' sector.

AVERAGE RENTAL GROWTH

	2022	2023	2024	2025	2026	2027	2028
UK	10.5	6.7	5.7	4.0	2.9	2.7	2.8
London	12.2	6.4	5.1	4.4	3.7	3.5	3.5
South East	9.0	6.7	6.4	4.6	3.3	3.0	3.1
Watford	14.5	6.7	6.5	4.9	3.7	3.4	3.5
ERV (psf)	-	-	-	£26.25	£27.25	£28.10	£29.10

Rental growth forecast provided by RealFor.

INDUSTRIAL HEADLINE RENT MAP (25,000 SQ FT+)



FURTHER INFORMATION

MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, full disclosure of the proposed purchaser entity and confirmation of the funding source will be required at the time Heads of Terms are agreed.

SURVEYS & GROUND CONDITIONS

The following surveys are assignable and will be made available to the purchaser on the data site:

- Phase I Environmental: Ramboll UK (November 2021)
- Phase II Geo-Environmental Assessment: Delta-Simons (July 2022)
- Topographical Survey: Greenhatch (September 2022)

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Planning Reference: 24/00612/FULM

VAT

VAT will be payable on the sale price.

EPC

EPC is currently rated E-103.

DATA ROOM

Access to the marketing data room will be restricted to approved parties and provided only upon request.

MISREPRESENTATION ACT 1967

Kimmeridge Real Estate Ltd t/a Kimmre, on its own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Publication Date: February 2025

Created by **CARVE**
carve-design.co.uk 15574/19

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