



ODHAMS TRADING ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
25,171 SQ FT (2,338 SQ M)

Watford • WD24 7RY

UNIT 5



**TO BE REFURBISHED
WITH BRAND NEW ROOF
(AVAILABLE Q3 2026)**

INDICATIVE OF REFURBISHMENT

LOCATION

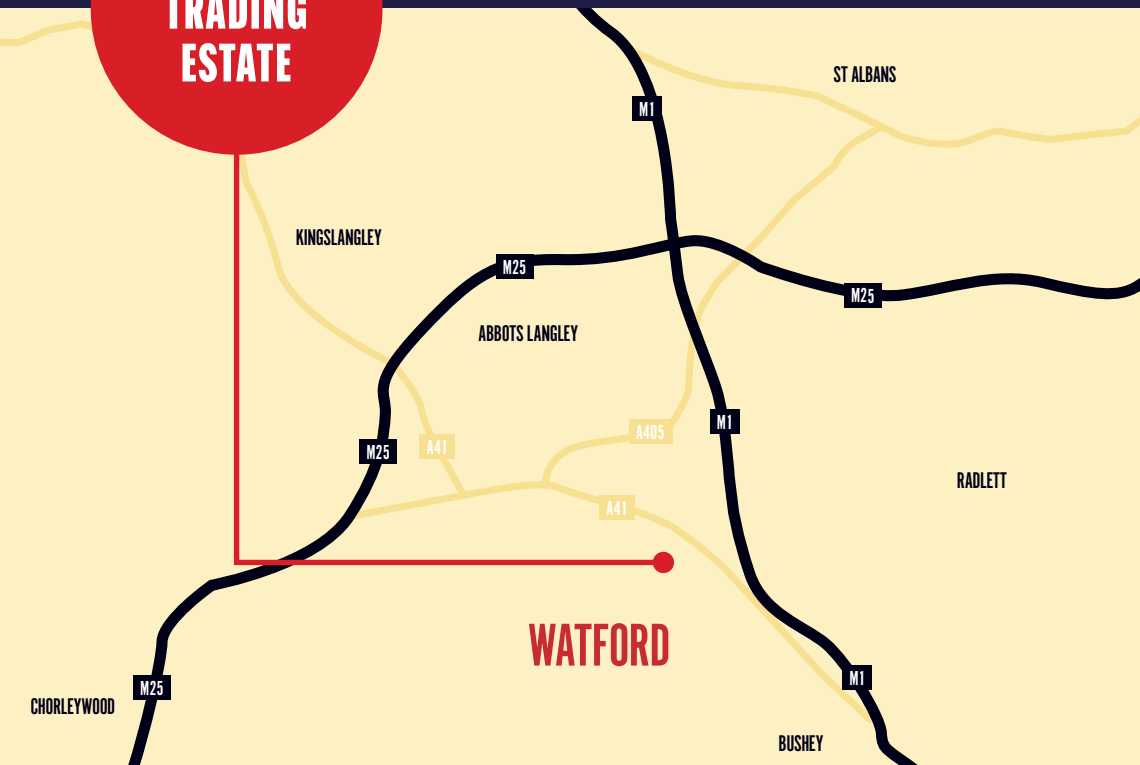
The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.

Watford North railway station is within 0.5 miles of the estate with Watford Junction 1.4 miles away, providing access into Central London via London Euston. Additionally, there are several bus routes along St Albans Road providing public transport links.

**ODHAMS
TRADING
ESTATE**



Odhams Trading Estate provides an attractive, well-maintained working environment in the established industrial location of Watford. The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.



SPECIFICATION



Strategic M25/M1 location



Roller shutter access to both front and rear elevation



6.5m clear height rising to 8m at apex



To be fully refurbished with full roof replacement



Office space at ground, first and second floor levels



Watford North railway station within 0.5 miles

DESCRIPTION

Unit 5 is a prominent semi-detached warehouse of modern construction, situated in the established industrial location of Watford. The unit is due to undergo extensive refurbishment, to include a full roof replacement, with works to complete in Q3 2026.

The unit benefits from roller shutter access to both front and rear elevations, with office ancillary accommodation at ground, first and second floor levels.

- Strategic M25 / M1 Location
- Roller shutter access to both front & rear elevations
- 6.5m clear height rising to 8m at apex

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

AREA	SQ FT	SQ M
Warehouse	20,857	1,938
Office (Ground)	1,438	134
Office (First)	1,438	134
Office (Second)	1,438	134
Total	25,171	2,338



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TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

iboxproperty.com



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