


Block D , Thomas Sawyer Way, Watford WD18 0GS

**TO LET**

Open Storage with Pre-Fab Office/Welfare Provision

**0.98 Acres (0.4 Hectares)**

# Block D , Thomas Sawyer Way, Watford WD18 0GS

## DESCRIPTION

Accessed off Colnebank Drive the site comprises open storage land of approximately 0.98 acres (42,588 sq. ft) with a mix of tarmacadam, concrete and grassed surfacing.

The site benefits from an existing building providing office and welfare facilities as well as access to mains services, including water, drainage and electricity.

- **Site area approximately 0.98 acres (42,588 sq. ft)**
- **Office and welfare facilities**
- **Access to water, electricity & drainage**
- **24/7 unrestricted access**
- **Approximately 2.8 miles away from J5 of the M1**
- **Significant prominence on Thomas Sawyer Way**




## LOCATION

Situated on Colnebank Drive just off Thomas Sawyer Way, the site sits within the Watford Riverwell Masterplan located a short distance south of Watford Town Centre. The site itself benefits from excellent connectivity to the wider motorway network, being approximately 2.8 miles to the south west of Junction 5 of the M1 and 5 miles south of J20 of the M25.

## ACCOMMODATION

| Site Area | Acres | Hectares |
|---|---|---|
| Total | 0.98 | 0.4 |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the local authority.

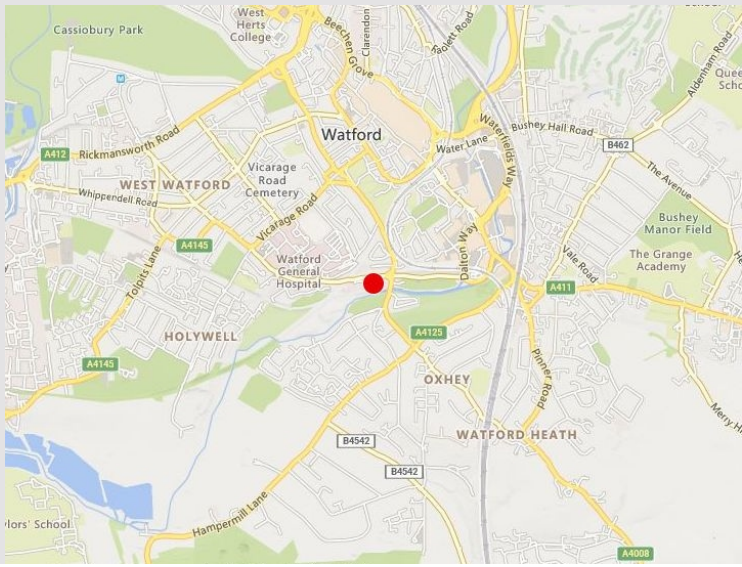
## TERMS & RENT

Available by way of a new lease with terms to be agreed (subject to contract). The rent is available upon application.

## EPC

The existing building onsite has a EPC rating of A-23.






## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:


**Joe Skinner**
07739 973929
**jskinner@lsh.co.uk**

**Louis Day**
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