

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Unit 3, Watford Logistics Hub, Colonial Way, Hertfordshire, WD24 4PX

Unit 3 is a newly developed high-spec distribution warehouse of 10,447 sq ft

Summary

Tenure	To Let
Available Size	10,447 sq ft / 970.56 sq m
Rent	Rent on application
Service Charge	N/A
Business Rates	N/A
EPC Rating	A+

Key Points

- Last Mile Location - Easy access to M1, M25 and Central London
- Self Contained & Secure
- B2, B8 and E Class planning uses
- Clear Internal Height of 8m
- Unrivalled Sustainability - Solar PV, Air Source Heat Pumps & 25% EV Charging
- 50 kn/sqm Floor Loading
- Large Yard

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DESCRIPTION

Unit 3 Watford Logistics Hub is a newly built, high-specification distribution warehouse offering 10,447 sq ft of space. It features premium office finishes, including raised access floors, LED lighting with PIR sensors, a kitchenette, WCs, showers, and dedicated car parking.

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.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 3	10,447	970.56	Available
Total	10,447	970.56	

VIEWINGS

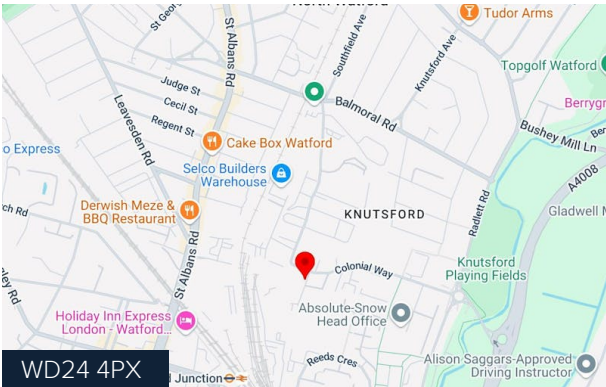
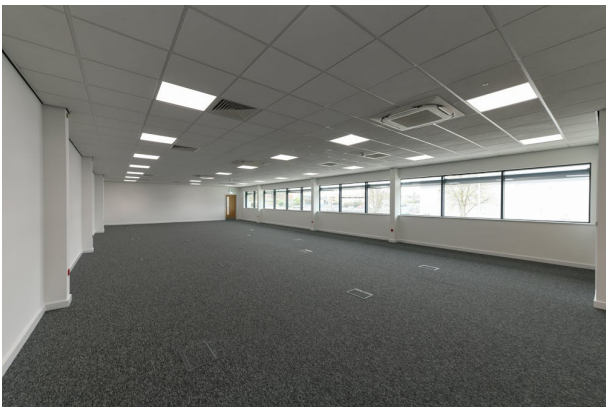
All viewings to be arranged through the joint agents

TERMS

Available by way of new FRI leases.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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