

87,164 SQ FT
DISTRIBUTION UNIT - TO LET

ON A 4.77 ACRE SITE

WWW.VENTURAPARK.CO.UK
SAT NAV: AL2 2DB



UNIT 7
VENTURA PARK

M25

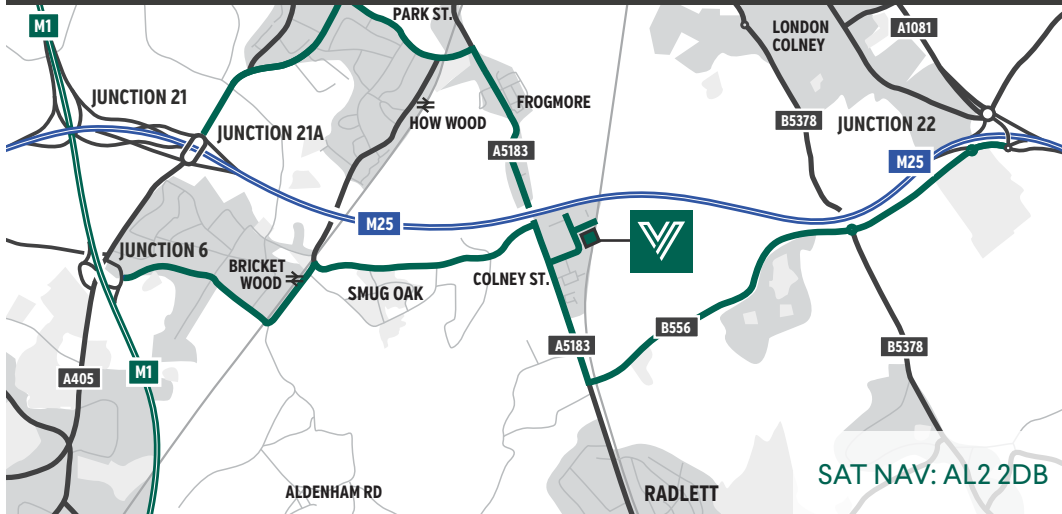
PRELIMINARY ANNOUNCEMENT
Available Q1/Q2 2020
Following comprehensive
refurbishment

71m

45m

38m





LOCATION

Ventura Park is strategically located alongside the M25 between Junctions 21 & 22 which are 3.9 miles and 3.4 miles away respectively and the M1 (Junction 6a) is 3.4 miles away. Radlett station is 2 miles south and offers fast rail links into St Pancras International. Nearby tenants include Rhys Davies Logistics, Forward Trucking and Pangea Laboratories.

DESCRIPTION

A self-contained and secure warehouse building with 2 storey offices on a self-contained site of 4.77 acres. The current tenant is vacating in December 2019, when the unit will be available for occupation.

- Height to eaves – 11.90m
- 12 x dock level loading doors with covered canopy
- 3 x level loading doors
- Sprinkler System (untested)
- Very low density providing excellent yard area
- Side return additional lorry park / yard
- Front Yard (excl. loading bay extension): 58m
- 45m depth to yard excluding car park
- Total 50% building coverage over the total site (excl. car park)

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

An EPC is available on request.

TERMS

The premises are available on a new lease to be agreed.

FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	73,259	6,806
OFFICES	13,906	1,292
TOTAL	87,164	8,098