

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

PRIME URBAN LOGISTICS UNIT



Unit 1, Watford Logistics Hub, Colonial Way, Hertfordshire, WD24 4PX

Unit 1 Watford Logistics Hub is a high specification industrial / warehouse unit of 54,013 sq ft with 12m clear height and 1MVA power supply

Summary

Tenure	To Let
Available Size	54,013 sq ft / 5,017.97 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
- 2 dock level loading doors
- 47 car parking spaces
- Unrivalled Sustainability - Solar PV, Air Source Heat Pumps & 25% EV Charging
- 12m clear internal height
- 3 ground level loading doors
- 1MVA power supply

Unit 1, Watford Logistics Hub, Colonial Way, Hertfordshire, WD24 4PX

DESCRIPTION

Unit 1 Watford Logistics Hub is a newly built, high-specification distribution warehouse offering 54,013 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
Ground - Warehouse	42,373	3,936.58	Available
1st - Offices	5,820	540.70	Available
2nd - Floor	5,820	540.70	Available
Total	54,013	5,017.98	

VIEWINGS

All viewings to be arranged through the joint agents Knight Frank or Hollis Hockley.

TERMS

Available by way of new FRI lease. Terms upon application.

ANTI MONEY LAUNDERING

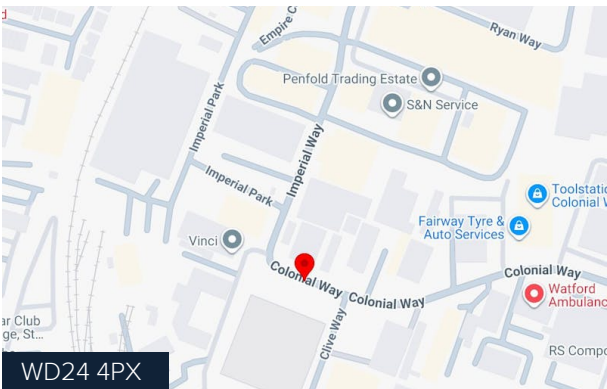
To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

VIDEO

- Unit

1

Video
- https://download-video-ak.vimeocdn.com/v3-1/playback/bdff20f-694a-41e9-8a17-5ac0ccae7e65/7a48bc18-b7c2b93f?__token__=st=1775150372~exp=1775153972~acl=%2Fv3-1%2F%2Fplayback%2Fbdff20f-694a-41e9-8a17-5ac0ccae7e65%2F7a48bc18-b7c2b93f%2A~hmac=5c1ee5c981057ba377a1b9b8cc3fca21ca928fd9ccbe83d0d3f626eccad1c178f40Xmdu2V2dDE%3D



Viewing & Further Information

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