

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



DETACHED UNIT WITH SECURE YARD

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

Unit 3 is a newly developed, high-specification industrial / warehouse of 10,447 sq ft. The unit offers strong potential for trade use.

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, A41 and Central London
- 8m clear internal height
- 16 car parking spaces
- 50 kN/sqm Floor Loading Capacity
- Unrivalled Sustainability - Solar PV, Air Source Heat Pumps & 25% EV Charging
- 1 ground level loading door
- 24.5m secure yard depth
- 250kVA power supply

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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
Ground - Warehouse	8,664	804.91	Available
1st - Offices	1,783	165.65	Available
Total	10,447	970.56	

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.

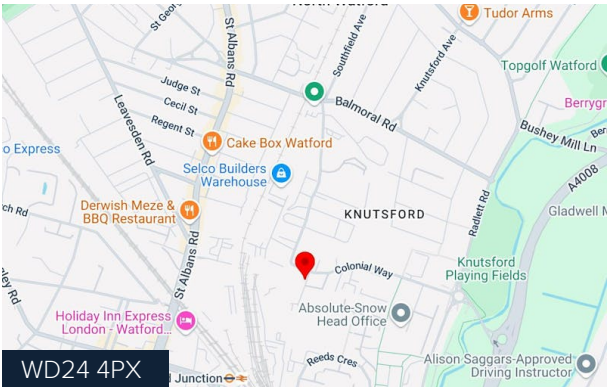
VIDEO

Unit

3

Video

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Viewing & Further Information

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