

DRAFT

DELANCEY
TO LET



WATFORD LOGISTICS HUB

J5 M1
COLONIAL WAY
WATFORD
WD24 4PX

UNIT 2 NOW LET
UNITS 1 & 3 AVAILABLE

PRIME URBAN WAREHOUSE / LOGISTICS UNIT
10,447 SQ FT - 54,013 SQ FT TO LET



**UNIT
2**

NOW LET

**UNIT
3**

AVAILABLE

**UNIT
1**

AVAILABLE

INTRODUCING...

Watford Logistics Hub is a brand new development of three high specification distribution warehouse units of 54,013 sq ft, 29,853 sq ft & 10,447 sq ft, each with high quality office finishes including raised access floors and ample car parking facilities.



UNIT 1 INTERNAL



UNIT 1 LOADING DOORS



UNIT 1



INTERNAL FIRST FLOOR OFFICES

UNIT 1



2 DOCK LEVEL AND
3 LEVEL ACCESS
DOORS



CLEAR INTERNAL
HEIGHT OF 12.0M



SELF CONTAINED
AND SECURE YARD



50KN/M2 FLOOR
LOADING



1 MVA
POWER SUPPLY

UNIT 3



1 LEVEL
ACCESS DOOR



CLEAR INTERNAL
HEIGHT OF 8.0M



SELF CONTAINED
AND SECURE YARD



50KN/M2 FLOOR
LOADING

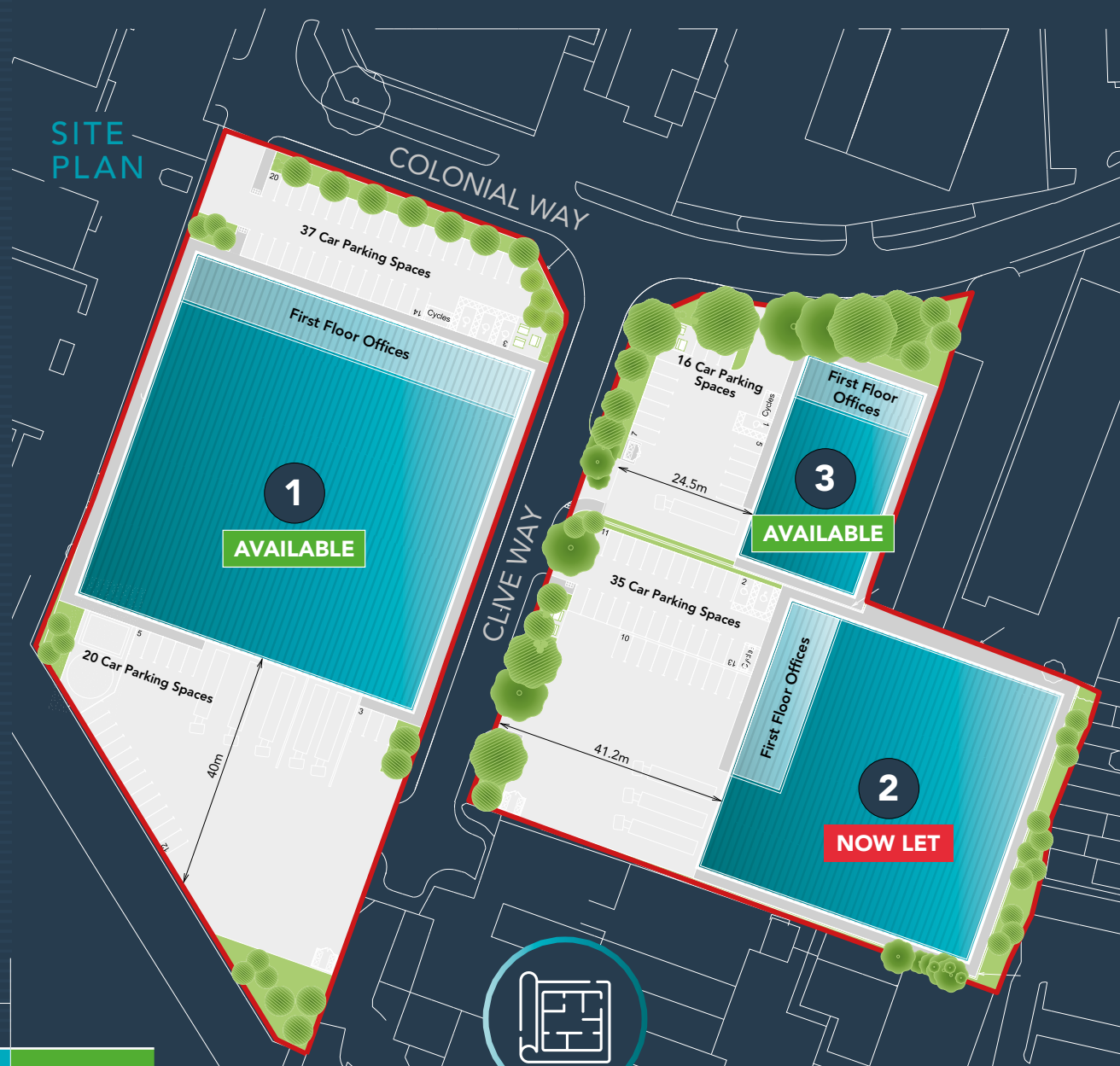


250 KVA
POWER SUPPLY

ACCOMMODATION GEA

	Ground Floor		First Floor		Second Floor		Total		
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
Unit 1	42,373	3,936.6	5,820	540.7	5,820	540.7	54,013	5,018.0	AVAILABLE
Unit 2	26,609	2,472.1	3,244	301.4	-	-	29,853	2,773.5	NOW LET
Unit 3	8,664	804.9	1,783	165.6	-	-	10,447	970.5	AVAILABLE

SITE PLAN



CONSSENTED
FOR PLANNING USE
CLASSES E(g), B2 & B8

READY FOR IMMEDIATE OCCUPATION



A41/M1 Junction

A4008

Watford
Town Centre

Holiday Inn

**Watford
Junction**

**WATFORD
LOGISTICS
HUB**

VINCI

**EDMUNDSON
ELECTRICAL**

Colonial Way

TOOLSTATION

SIGMA
Indigenous Development

Topps Tiles

C E F

antalis TM

UNRIVALLED SUSTAINABILITY



AIR SOURCE
HEAT PUMPS HEAT/COOL
OFFICES AND PROVIDE
HOT WATER



PIR SENSOR
CONTROLLED LIGHTING
(TO OFFICES,
CAR PARKS & YARDS)



EPC A+



BREEAM®
'EXCELLENT' STATUS



SOLAR PV PANELS
AS STANDARD



25% EV CAR
CHARGING POINTS



15% ROOF LIGHTS
FOR IMPROVED
NATURAL LIGHT

LOCATION

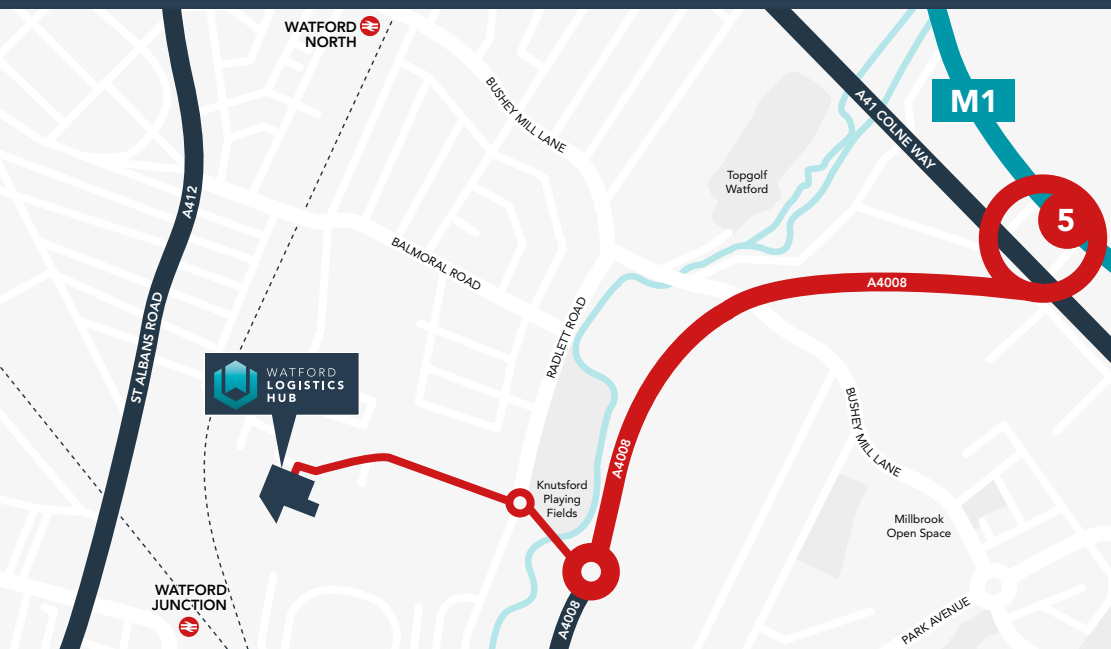
Watford Logistics Hub lies to the north of Watford Town centre, less than 1.5 miles from the M1 J5. It is excellently located to access the M1, M25 (J20, J21 & J21a), M40, A1M, Heathrow Airport and Greater London and its strategic position will enable businesses to access a large consumer base. The site 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.

TRAVEL DISTANCES (BY CAR)

	Time	Distance
Watford to Heathrow	25 mins	22 miles
Watford to Central London	44 mins	20 miles
Watford to Southampton	1hr 29 mins	82 miles
Watford to Felixstowe	1hr 45 mins	101 miles
Watford to Birmingham	1hr 51 mins	100 miles

Time/distances calculated using google maps

WD24 4PX





UNIT 1

LEASE TERMS

Available by way of new FRI leases.

LEGAL COSTS

Each party will be responsible for their own costs in any transaction.

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

VAT

VAT will be charged at the prevailing rate.

ALL ENQUIRIES

For further information contact the joint agents:

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watfordlogisticshub.co.uk