

DELANCEY
TO LET



UNIT 3

**WATFORD
LOGISTICS
HUB**

J5 M1
COLONIAL WAY
WATFORD
WD24 4PX

PRIME URBAN WAREHOUSE / LOGISTICS UNIT

10,447 SQ FT (970.5 SQ M) TO LET



glitz.proof.stray

**HOLLIS
HOCKLEY**

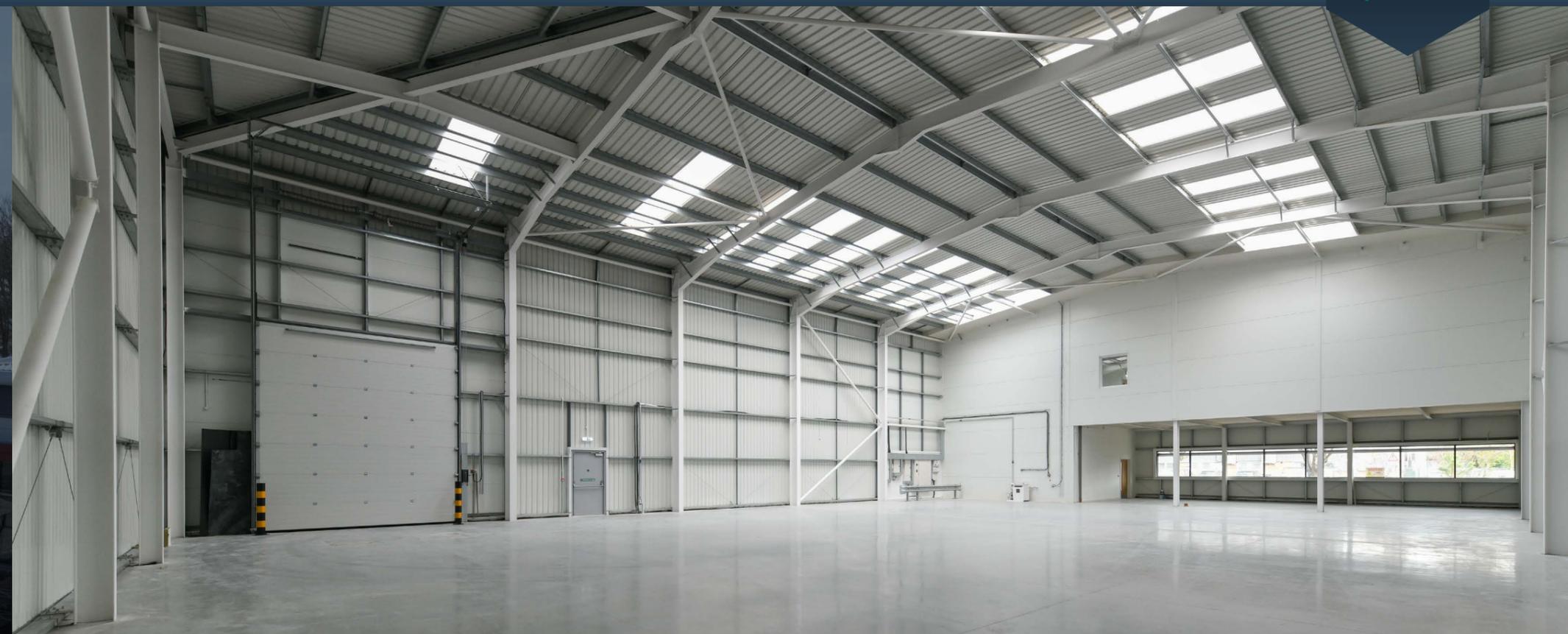
INTRODUCING...

Watford Logistics Hub is a brand new development of three high specification distribution warehouse units each with high quality office finishes including raised access floors and ample car parking facilities.



UNIT
3

AVAILABLE



UNIT 3



1 LEVEL ACCESS DOOR



CLEAR INTERNAL HEIGHT OF 8.0M



SELF CONTAINED AND SECURE YARD



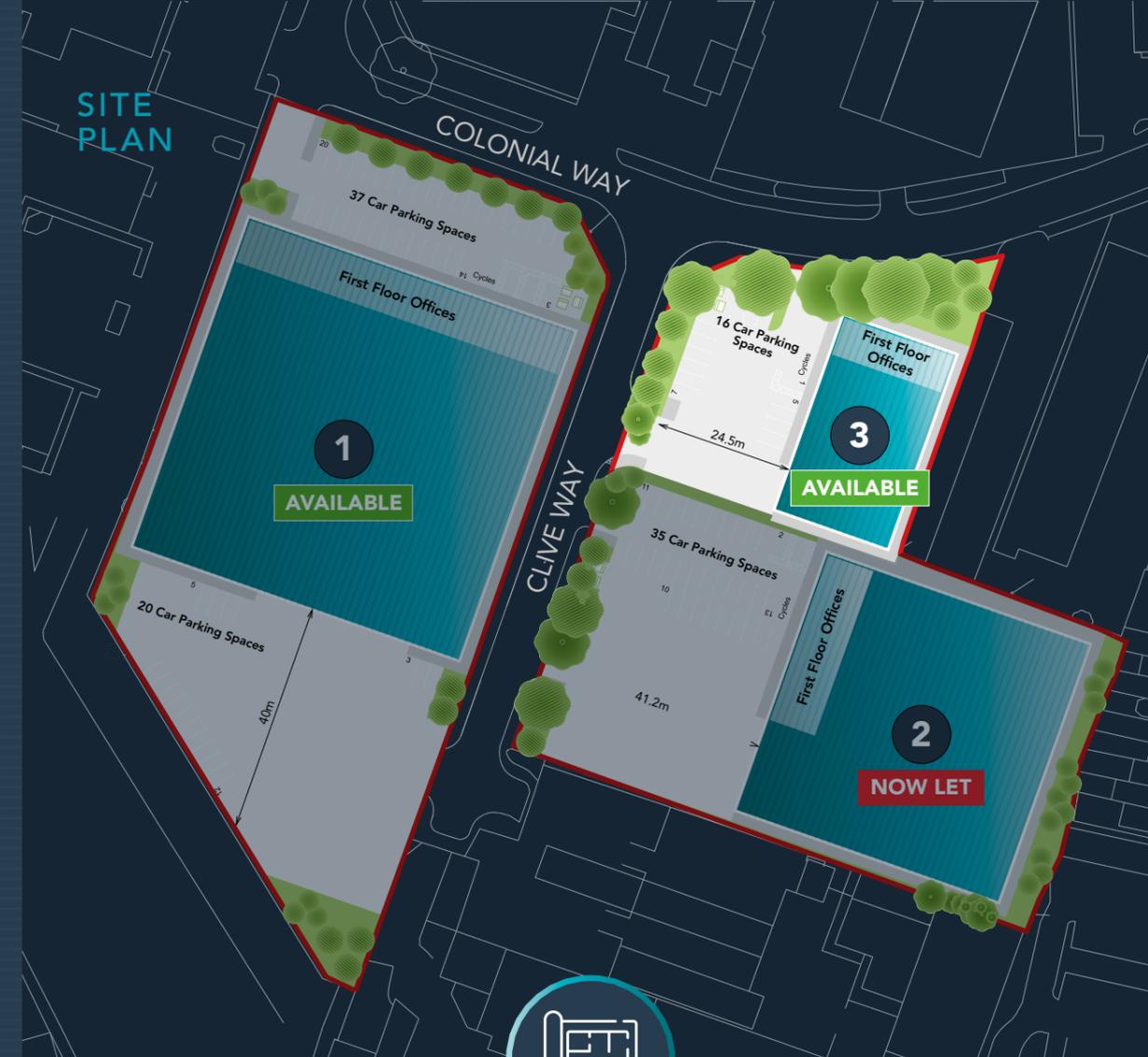
50KN/M2 FLOOR LOADING



250 KVA POWER SUPPLY

ACCOMMODATION GEAR

	Ground Floor		First Floor		Total		STATUS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	
Unit 3	8,664	804.9	1,783	165.6	10,447	970.5	AVAILABLE



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

READY FOR IMMEDIATE OCCUPATION



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

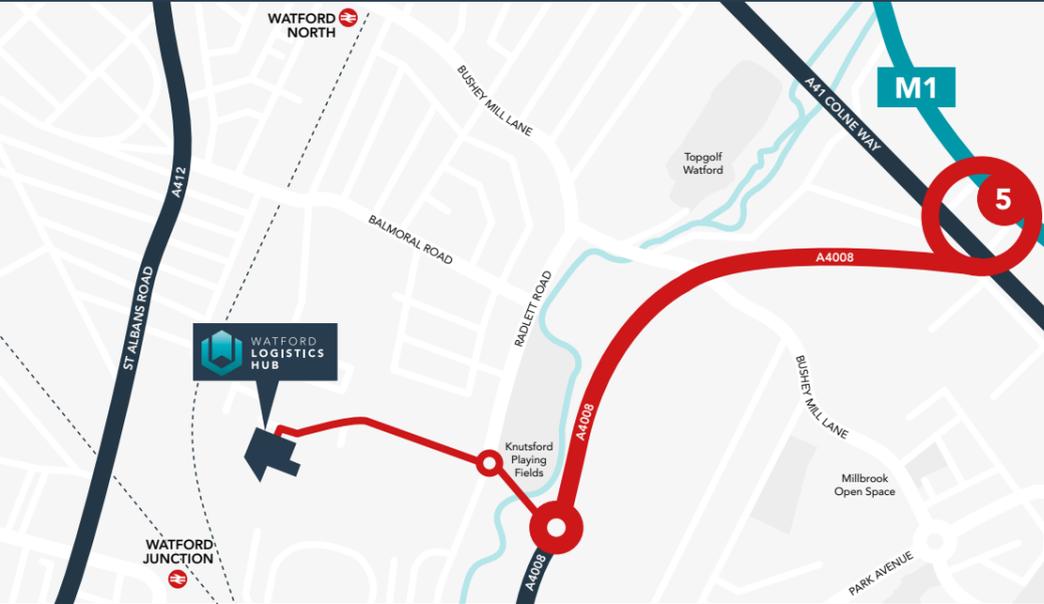
LOCATION

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



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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