TO LET

WATFORD LOGISTICS HUB

J5 M1
COLONIAL WAY
WATFORD
WD24 4PX

PRIME URBAN WAREHOUSE / LOGISTICS UNITS

RANGING IN SIZE FROM 10,473 TO 48,050 SQ FT

Knight Frank

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HOLLIS HOCKLEY

WATFORD LOGISTICS HUB

INTRODUCING...

Watford Logistics Hub is a brand new development of three high specification distribution warehouse units of 48,050 sq ft, 29,902 sq ft & 10,473 sq ft, each with high quality office finishes including raised access floors and ample car parking facilities.

WATFORD LOGISTICS HUB

SPECIFICATION

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

UNIT 2

- 3 LEVEL ACCESS DOORS
- CLEAR INTERNAL HEIGHT OF 8.4M
- SELF CONTAINED AND SECURE YARD
- 50KN/M2 FLOOR LOADING

UNIT 3

- 1 LEVEL ACCESS DOOR
- CLEAR INTERNAL HEIGHT OF 8.0M
- SELF CONTAINED AND SECURE YARD
- 50KN/M2 FLOOR LOADING

SITE PLAN

ACCOMMODATION GEA

	Ground Floor		First Floor		Total	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
Unit 1	42,216	3,922	5,834	542	**48,050**	**4,464**
Unit 2	26,662	2,477	3,239	301	**29,902**	**2,778**
Unit 3	8,675	806	1,797	167	**10,473**	**973**

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

THE UNITS WILL BE AVAILABLE FOR OCCUPATION Q2 2024

UNRIVALLED SUSTAINABILITY

- AIR SOURCE HEAT PUMPS WILL HEAT/ COOL OFFICES AND PROVIDE HOT WATER
- PIR SENSOR CONTROLLED LIGHTING (TO OFFICES, CAR PARKS & YARDS)
- TARGETING EPC 'A' RATING
- TARGETING BREEAM 'EXCELLENT' STATUS
- SOLAR PV PANELS AS STANDARD
- 25% EV CAR CHARGING POINTS
- 15% ROOF LIGHTS FOR IMPROVED NATURAL LIGHT

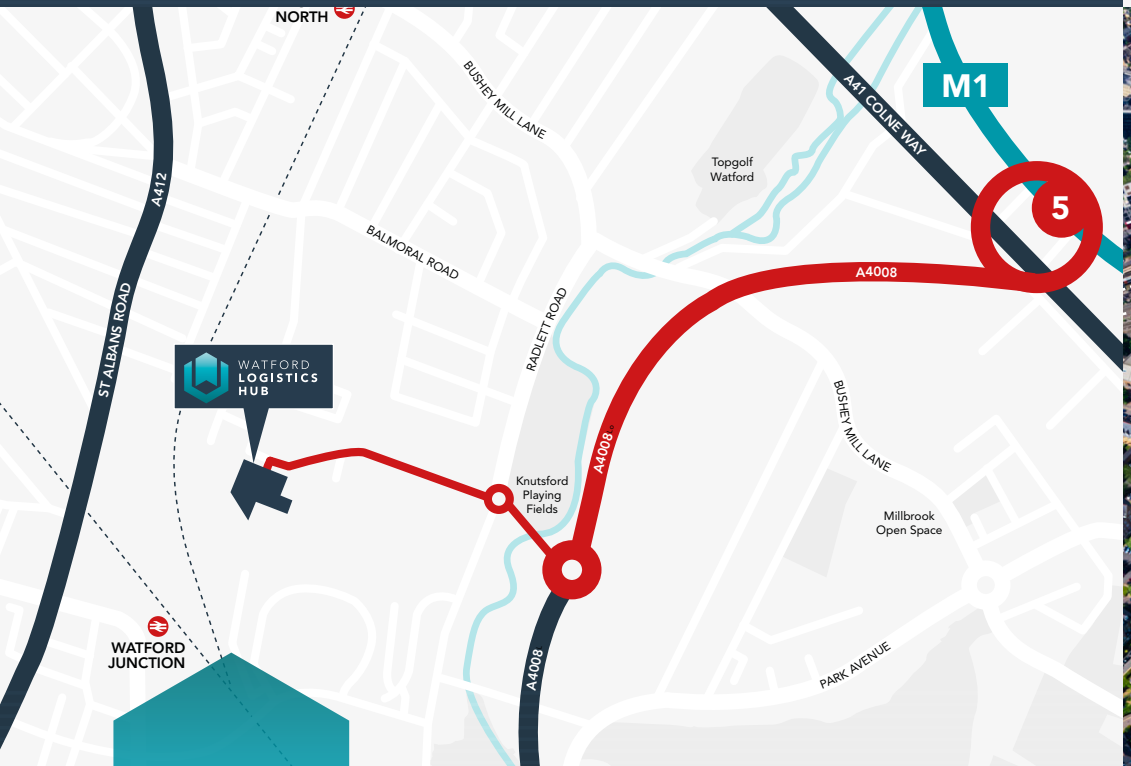
LOCATION

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 29mins	82 miles
Watford to Felixstowe	1hr 45mins	101 miles
Watford to Birmingham	1hr 51 mins	100 miles

Time/distances calculated using google maps



WATFORD LOGISTICS HUB

LEASE TERMS

Available by way of new FRI leases.

VAT

VAT will be charged at the prevailing rate.

EPCs

Targeting EPC 'A' ratings. EPCs to be assessed on completion.

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.

ALL ENQUIRIES

For further information contact the joint agents:

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