

# VALOR PARK

## WATFORD



**UNIT 3 AVAILABLE NOW**  
**INDUSTRIAL / URBAN LOGISTICS**  
**WAREHOUSE UNIT**  
**COMPREHENSIVELY REFURBISHED**  
**12,469 SQ FT (1,158.5 SQ M)**



# JUST MINUTES AWAY FROM DENSE URBAN POPULATION EXCELLENT CONNECTIONS 1 MILE FROM THE M1 AND WATFORD JUNCTION STATION

CENTRAL LONDON  
40 MINS. (20 MILES)

M1

J5

VALOR PARK  
WATFORD

SANIFLO LTD

TOOLSTATION

RS COMPONENTS

SCREWFIX

HOWDENS

TOPPS TILES

EURO CARS

SELCO

HANCOCKS

LOCAL  
OCCUPIERS:

SCREWFIX

EURO  
CAR PARTS

selco

WOLSELEY

EDMUNDSON  
ELECTRICAL

Topps Tiles

Wickes

T.K.maxx



# 12,469 SQ FT COMPREHENSIVELY REFURBISHED AVAILABLE NOW

## DESCRIPTION

Unit 3 is situated in a terrace of 4 units and occupies a prominent position on the front of the industrial estate.

The unit has benefited from a comprehensive refurbishment to provide electric loading doors and modern, high-quality ground and first floor offices.

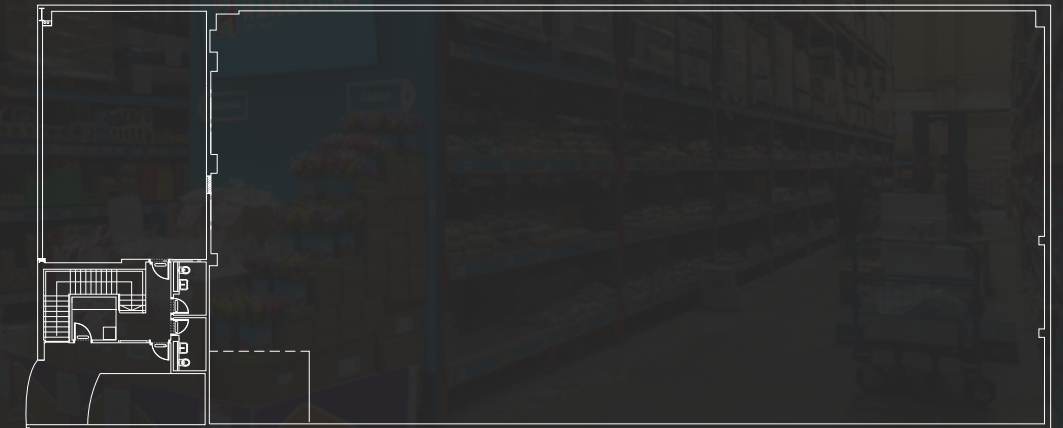
## ACCOMMODATION

UNIT 3	SQ FT	SQ M
WAREHOUSE	10,853	1,008.3
OFFICE	1,923	178.6
<b>TOTAL GEA</b>	<b>12,776</b>	<b>1,186.9</b>

GROUND FLOOR  
10,853 SQ FT



FIRST FLOOR  
1,923 SQ FT



FIRST FLOOR OFFICES



SECURE SITE



2 ELECTRIC LOADING DOORS



MINIMUM EAVES HEIGHT OF 7.3M



YARD WITH 29M DEPTH



23 CAR PARKING SPACES

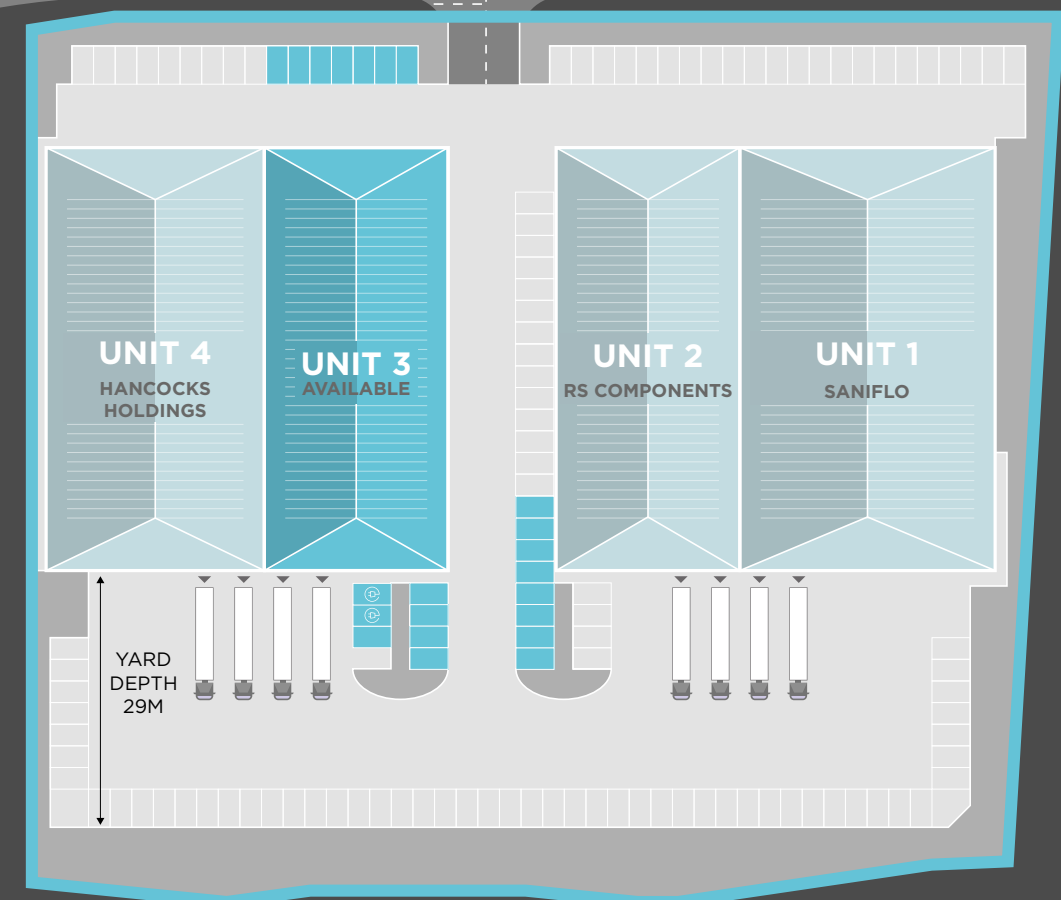


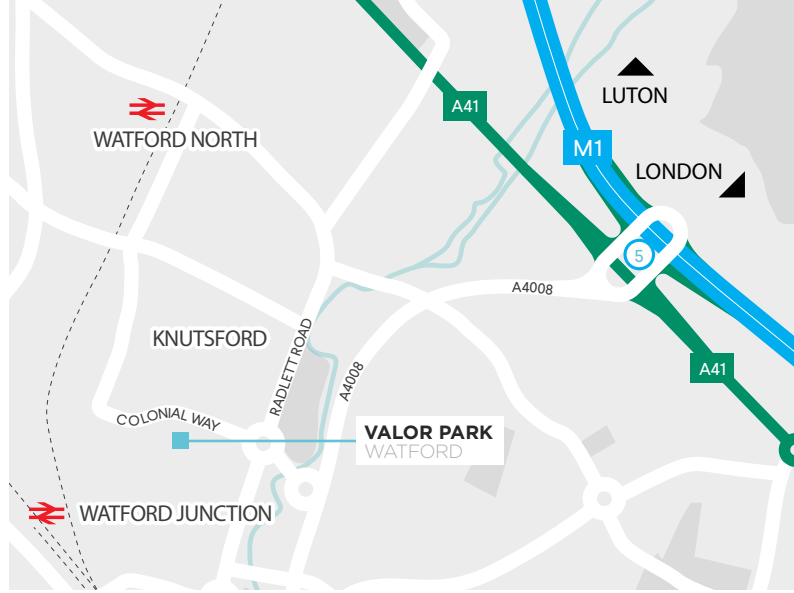
PROMINENT FRONTAGE TO COLONIAL WAY



EPC A

COLONIAL WAY





## LOCATION

Valor Park Watford is situated on Colonial Way which, along with Imperial Way, provides the main route through Watford's central commercial and industrial district. Colonial Way and Imperial Way attract a high-profile occupier base providing both headquarters and regional distribution hubs, with notable local occupiers.

Watford is the principal commercial centre in the north-west of the M25, with a catchment population of 96,600. The town provides an established commercial hub with a dominant Greater London economy.

## EPC

EPC A.

## COSTS

Each party to bear their own costs.

## RENT

Upon Application.

## TERMS

A new FRI lease on terms to be agreed.

## LOCATIONS

LOCATIONS	MINS	MILES
M1 - J5	3 min drive	1.1
A41	3 min drive	1.1
M25 - J21	6 min drive	4.5
A406	12 min drive	11.2
A1	14 min drive	11.5
M40 - J1	20 min drive	13.8
Central London	40 min drive	20
Canary Wharf	50 min drive	24.3
Croydon	1 hr 5 min drive	30.8
Milton Keynes	50 min drive	36.8

## TRAIN STATIONS

TRAIN STATIONS	MINS	MILES
Watford Junction	3 min drive	1
Watford North	3 min drive	1
Watford Underground	3 min drive	2.2
London Euston	22 min train	16



For further information or to arrange an inspection please contact joint sole agents:



**Patrick Mooney**  
patrick.mooney@cushwake.com  
+44 (0) 7920 451 369

**Chris Knight**  
chris.c.knight@cushwake.com  
+44 (0) 7872 822 528



**Maddie Moriarty**  
Maddie.Moriarty@dtre.com  
+44 (0) 7545 582 097

**Charlie Wing**  
Charlie.Wing@dtre.com  
+44 (0) 7483 068 030

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL, FTDJOHNS in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL, FTDJOHNS nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.