

VALOR PARK



UNIT 3 AVAILABLE NOW INDUSTRIAL / URBAN LOGISTICS WAREHOUSE UNIT **COMPREHENSIVELY REFURBISHED 12,776 SQ FT** (1,186.9 SQ M)



LOCAL OCCUPIERS:

SCREVEIX





WOLSELEY



Topps Tites



TKMOX

12,776 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 first floor offices.

ACCOMMODATION

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



FIRST FLOOR



SECURE SITE



2 ELECTRIC LOADING DOORS



MINIMUM EAVES HEIGHT OF 7.3M



YARD WITH 29M DEPTH



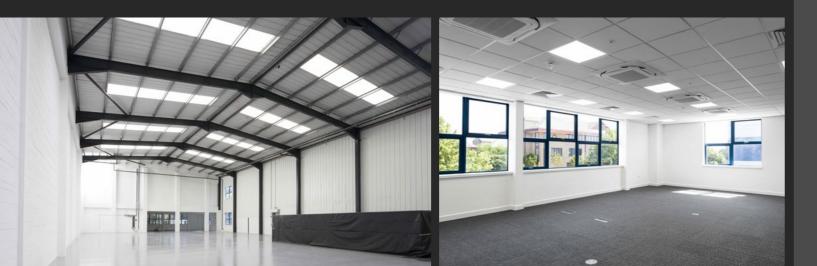
23 CAR PARKING SPACES

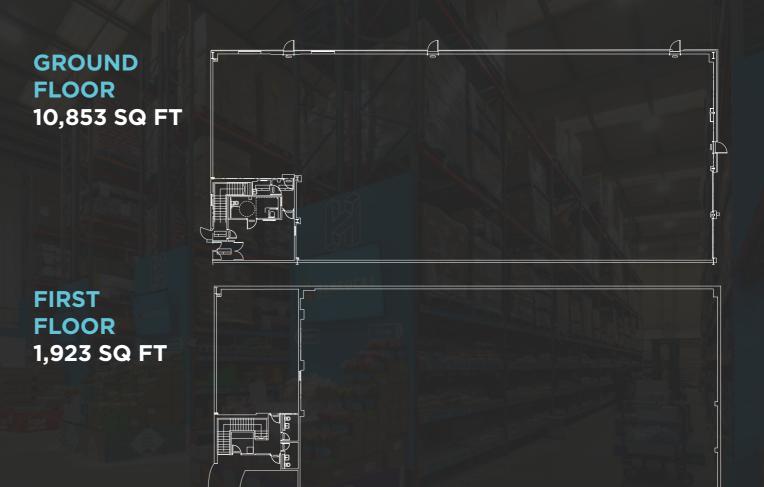


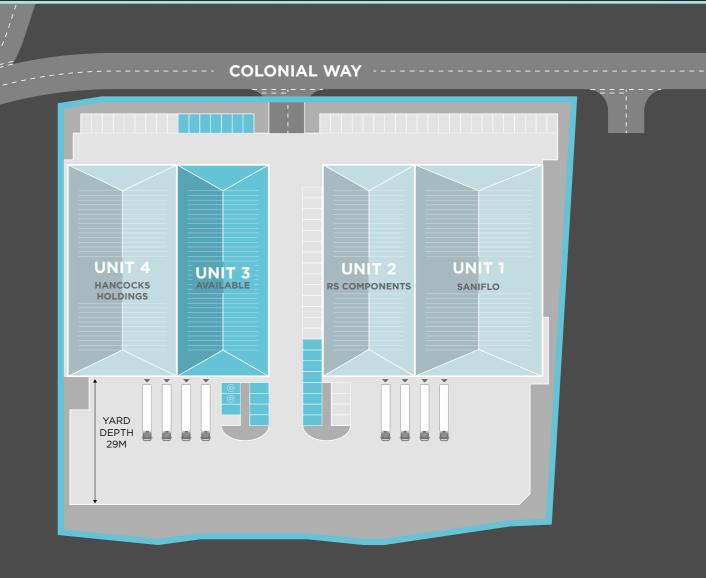
PROMINENT FRONTAGE TO COLONIAL WAY



EPC A











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	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	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:



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