

VALOR PARK WATFORD



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

TOOLSTATION

RS

SCREWFIX

EURO
CAR PARTS

selco

HOWDENS

Topps Tiles

HANCOCKS

LOCAL
OCCUPIERS:

SCREWFIX

EURO
CAR PARTS

selco

WOLSELEY

EDMUNDSON
ELECTRICAL

Topps Tiles

Wickes

T.K.maxx

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
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

GROUND
FLOOR
10,853 SQ FT



FIRST
FLOOR
1,923 SQ FT



