

VALOR PARK WATFORD



UNITS 1 & 3 AVAILABLE NOW
**INDUSTRIAL / URBAN LOGISTICS
WAREHOUSE UNITS**
12,776 SQ FT - 18,616 SQ FT

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

SCREWFIX

EURO
CAR PARTS

selco

TOOLSTATION

HOWDENS

Topps Tiles

HANCOCKS

RS

LOCAL
OCCUPIERS:

SCREWFIX

EURO
CAR PARTS

selco

WOLSELEY

EDMUNDSON
ELECTRICAL

Topps Tiles

Wickes

T.K.maxx

12,776 SQ FT - 18,616 SQ FT AVAILABLE NOW

DESCRIPTION

Units 1 & 3 are situated in a terrace of 4 units and occupies a prominent position on the front of the industrial estate. The units benefit from electric loading doors and modern, high quality first floor offices.

ACCOMMODATION

UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	TOTAL SQ FT	TOTAL SQ M
1	15,026	3,589	18,616	1,729.5
3	10,853	1,923	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

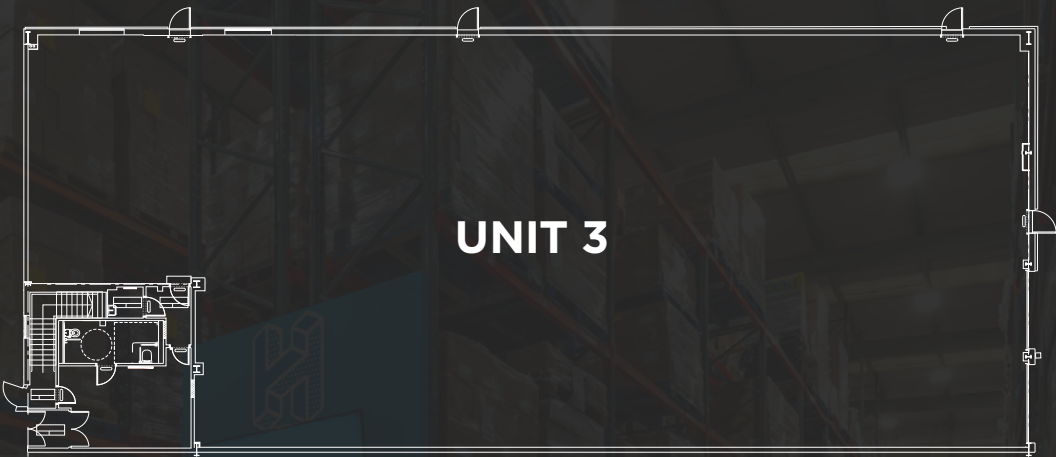


PROMINENT FRONTAGE
TO COLONIAL WAY



UNIT 1 EPC C
UNIT 3 EPC A

GROUND
FLOOR
10,853 SQ FT

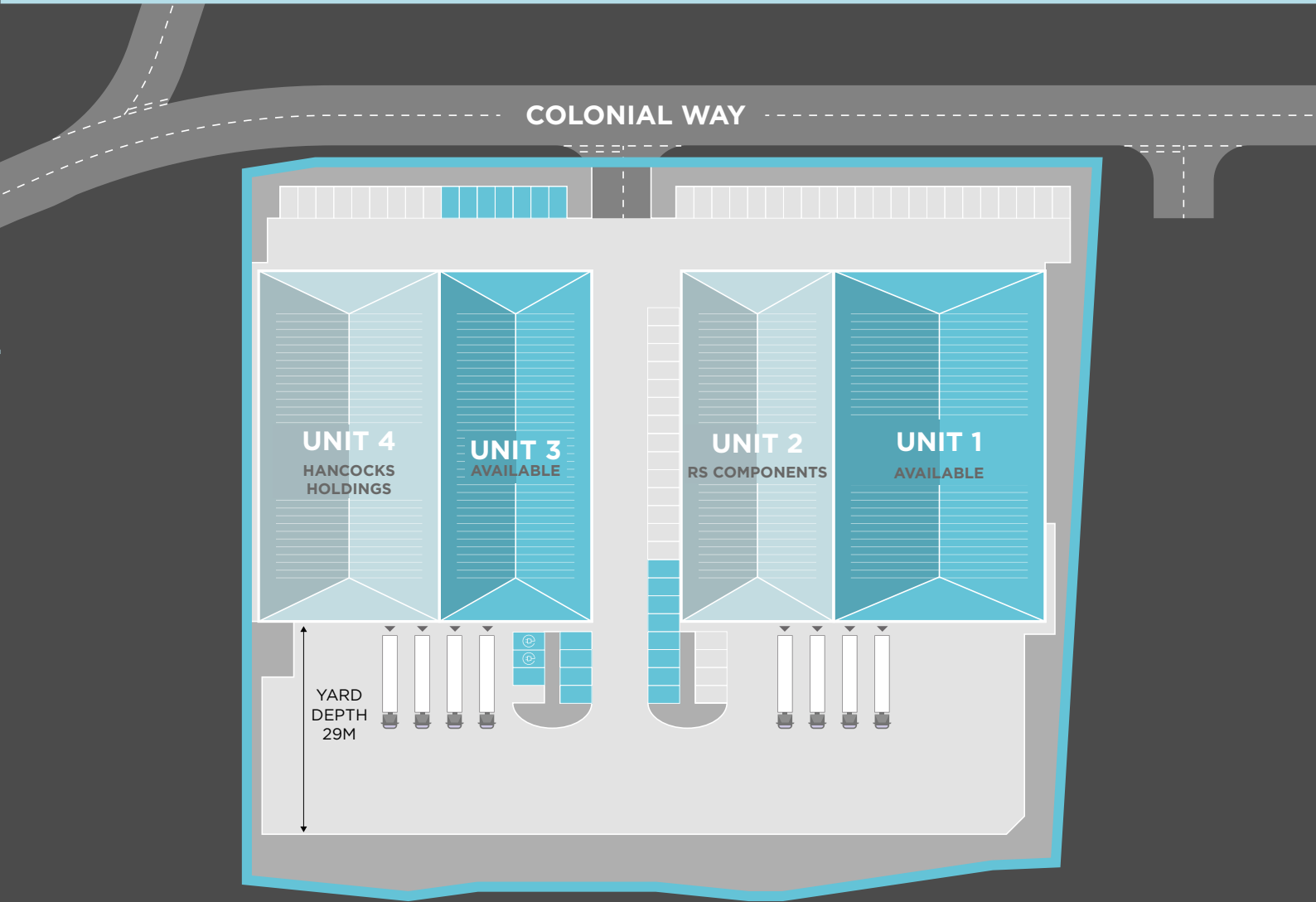
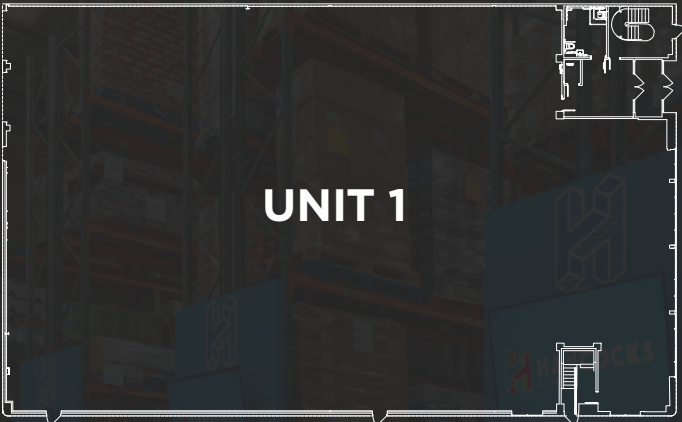


FIRST
FLOOR
1,923 SQ FT



GROUND FLOOR
15,873 SQ FT

FIRST FLOOR
2,743 SQ FT





UNIT 3



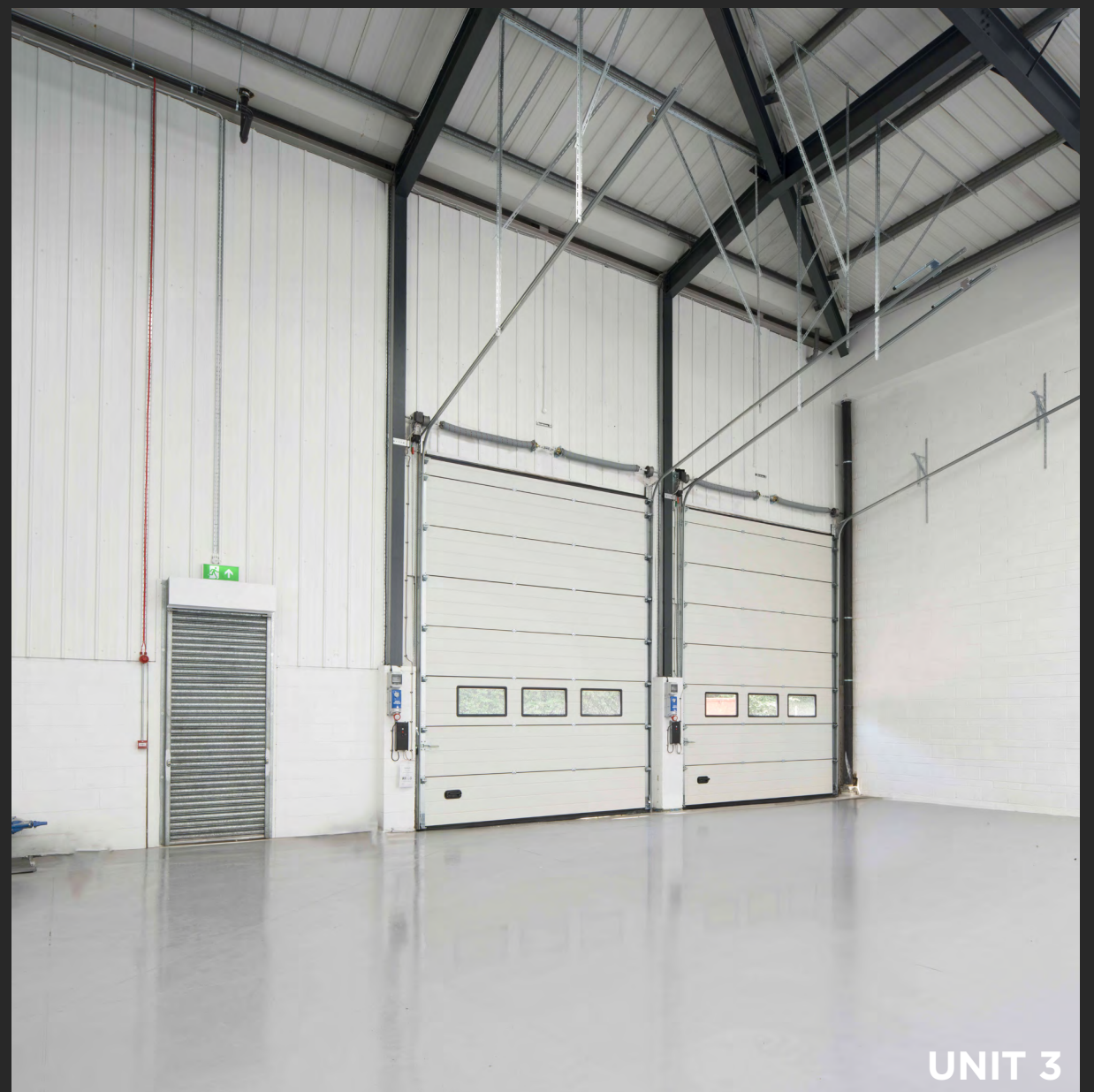
UNIT 3



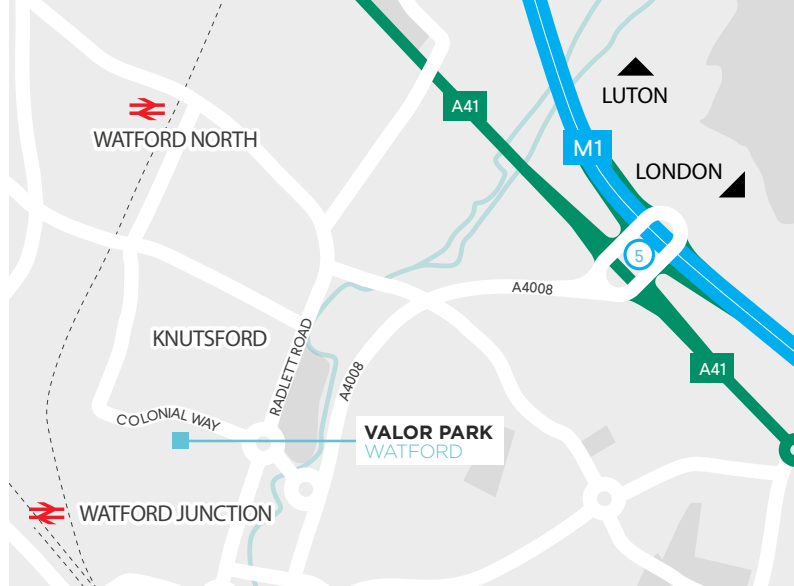
UNIT 3



UNIT 3



UNIT 3



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

UNIT 1 EPC C , UNIT 3 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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