



A detached business unit located close to Junction 5 of the M1  
suitable for a range of uses including leisure

## **9 Colonial Way**

Watford, WD24 4PT

Industrial, Leisure, Light  
Industrial, Office, Warehouse

# **TO LET**

**18,430 sq ft**

(1,712.20 sq m)

- Comfort cooling to office areas
- Parking for up to 77 cars
- Fully fitted and cabled
- 6 EV charging points
- Loading door
- 1.2 miles to M1 (Junction 5)
- 3.2 miles to M25 (Junction 19)
- 16 minute walk to Watford Junction station

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## Summary

Available Size	18,430 sq ft
Rent	£300,000 per annum
Rates Payable	£5.16 per sq ft Based on 2023 rateable value. Rates payable 2023/24
Rateable Value	£232,000
VAT	Applicable
Estate Charge	N/A
EPC Rating	C (63)

## Description

A 2-storey detached business unit on a self-contained site

## Location

Located close to Stephenson Way (A4008) dual carriage way linking Watford town centre to Junction 5 of the M1

Watford is located 12 miles north west of Central London.

## Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground	9,242	858.61
1st	9,188	853.59
Total	18,430	1,712.20

## Specification

- \* Ground floor storage/industrial
- \* First floor offices
- \* Fitted with a range of meeting rooms, kitchens and break out area
- \* Fitted comms room
- \* Fully cabled

## Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)

## Terms

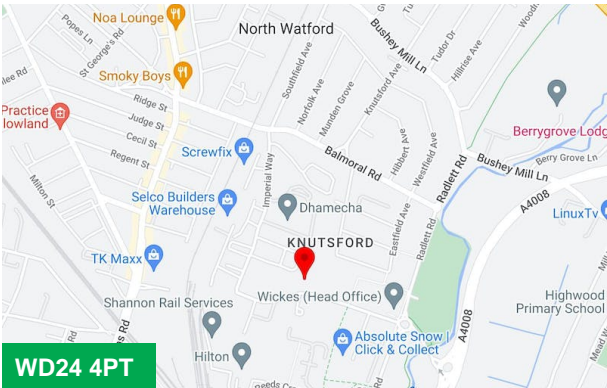
Available on a new lease for a term to be agreed

## Service Charges

A service charge is payable towards the cost of maintaining a shared access road

## VAT

The property is VAT registered and therefore VAT will be charged on the rent and service charges.



## Viewing & Further Information

### Paul Felton

01923 604024 | 07802 861528  
paul.felton@stimpsons.co.uk

### Peter Brown (Brasier Freeth LLP)

01923 210810 | 07740 170 458

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH