

# VALOR PARK WATEORD



UNIT 3 AVAILABLE Q2 2024 INDUSTRIAL / URBAN LOGISTICS WAREHOUSE UNIT UNDER REFURBISHMENT 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



VALOR PARK

WATEORD









## WOLSELEY



**Topps Tiles** 





# 12,469 SQ FT **UNDER** REFURBISHMENT **AVAILABLE Q2 2024**

## DESCRIPTION

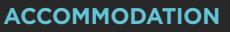
Unit 3 is situated in a terrace of 4 units and occupies a prominent position on the front of the industrial estate.

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

FIRST FLOOR OFFICES



YARD WITH 29M DEPTH



UNIT 3	SQ FT	SQ M
WAREHOUSE	10,084	936.9
GF OFFICES	704	65.4
FF OFFICES	1,681	156.2
TOTAL GEA	12,469	1,158.5

FIRST **FLOOR** 1,681 SQ FT

GROUND

10,788 SQ FT

**FLOOR** 





SECURE SITE

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7 CAR PARKING

SPACES

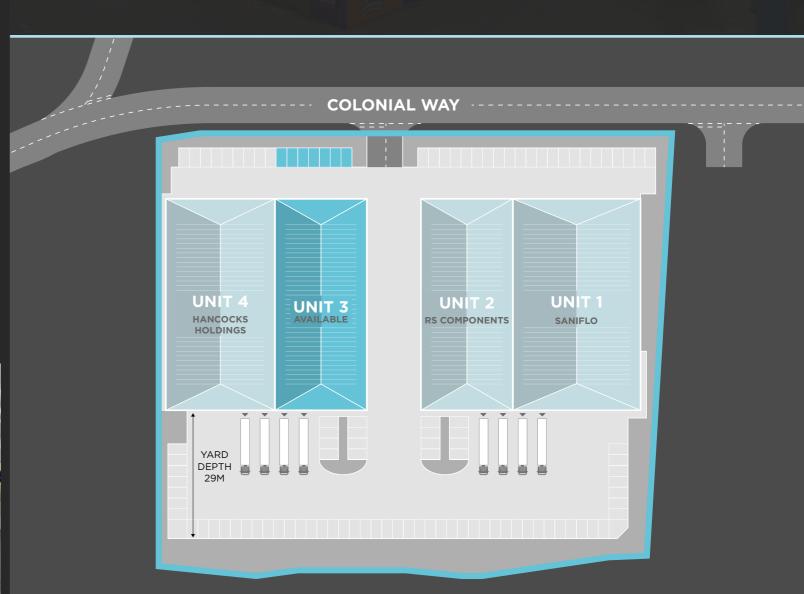


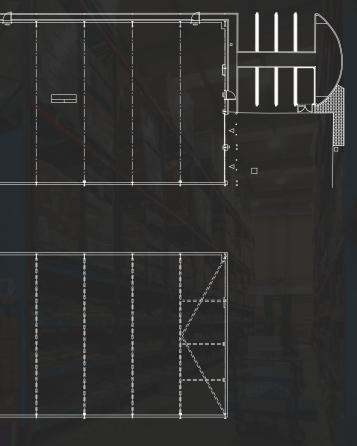
MINIMUM EAVES **HEIGHT OF 8M** 



PROMINENT FRONTAGE TO 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

The rating for this unit is between C-60 and D-82. **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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