

Unit 16 Colonial Way

WATFORD - WD24 4YT



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REFURBISHMENT COMPLETE
IMMEDIATELY AVAILABLE

TO LET

A PROMINENT,
SELF-CONTAINED
UNIT FRONTING COLONIAL WAY
18,022 SQ FT (1,674.3 SQ M)

DESCRIPTION

Unit 16 is a detached, secure, prominent warehouse facility located off Colonial Way and has recently been comprehensively refurbished. The unit benefits from 25m yard depth.

As part of the refurbishment, the unit benefits from photovoltaic roof panels, EPC rating of A+ and a BREEAM rating of 'Excellent'. The refurbishment is carbon neutral and significantly improves the 'green' credentials of the scheme.



2 LEVEL ACCESS DOORS

APPROX. 30 PARKING SPACES

SELF-CONTAINED/SECURE YARD

ELECTRIC VEHICLE CHARGING POINTS

HEATING AND COMFORT COOLING SYSTEM

25M YARD DEPTH

6.37M CLEAR HEIGHT

PHOTOVOLTAIC PANELS NOW INSTALLED TO THE ROOF

NEW ENERGY EFFICIENT LED LIGHT FITTINGS THROUGHOUT

RHODES WAY

COLONIAL WAY

WAREHOUSE

OFFICES

ACCOMMODATION (GEA)

The accommodation comprises the following areas:

Ground Floor	14,775 sq ft	1,372.64 sq m
First Floor Offices	3,247 sq ft	301.66 sq m
TOTAL	18,022 sq ft	1,674.30 sq m

SUSTAINABLE INITIATIVES

- New energy efficient LED light fittings throughout
- Water reducing products including non-concussive taps (self-closing taps) for all wash basins and waterless urinals
- Heating and comfort cooling system
- Mechanical ventilation with heat recovery
- Electric vehicle charging points
- Bird boxes, to encourage and increase pollination and pest predation
- Photovoltaic panels installed to the roof, providing electricity to the premises
Proposed PV system size of 130 kWp.

Net Savings	Aggregate Occupier Savings
Yr 1	£1,357
Yrs 1-5	£11,038
Yrs 1-10	£41,830
Yrs 1-15	£92,031
Yrs 1-20	£167,223
Yrs 1-25	£275,544

Please note the above savings are for indicative purposes and are based off the following caveats:

- Quote savings based off electricity consumption of 80kWh/m2 with 6d/7 operation Day/Night 70%/30%.
- Recharge rate of 17p/kWh.
- Assumes additional electricity consumption from use of 4 EV AC charging bays.
- Savings quoted on a system size of 130kWp. System undergoing final design and may change.



RECENTLY COMPREHENSIVELY REFURBISHED



LAST MILE LOCATION



SELF-CONTAINED/SECURE YARD



PROMINENT CORNER PLOT ON COLONIAL WAY



6.37M CLEAR HEIGHT



25M YARD DEPTH



2 LEVEL ACCESS DOORS



APPROX. 30 PARKING SPACES

BREEAM®

TARGET BREEAM EXCELLENT

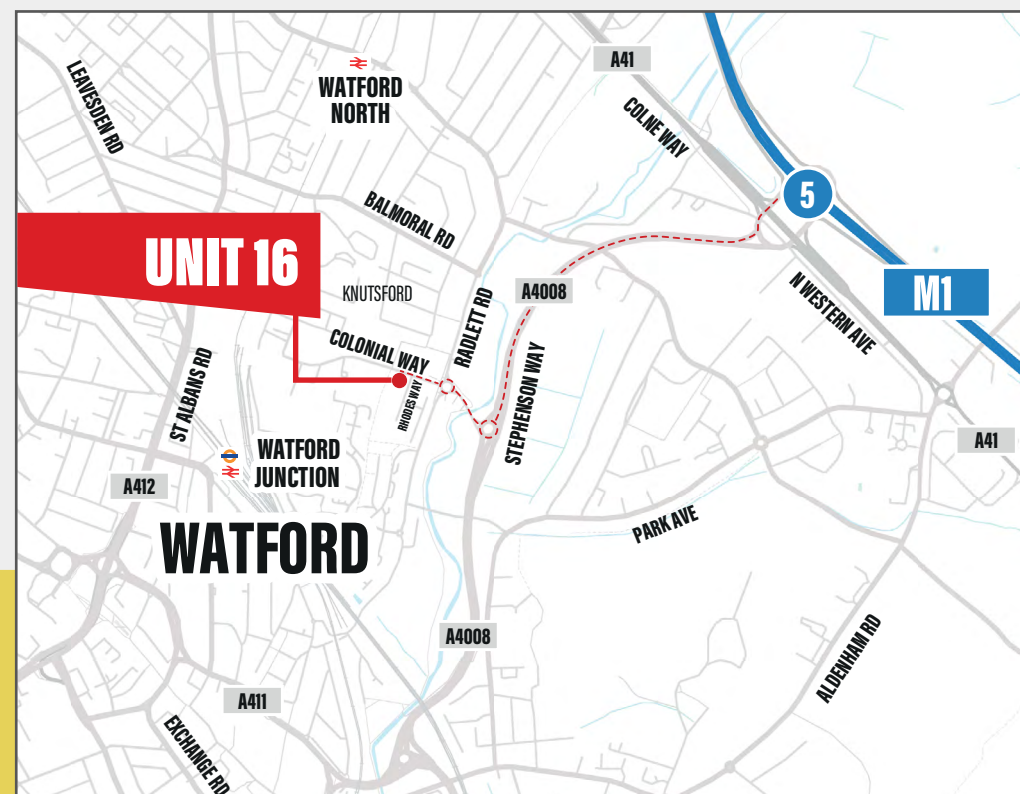
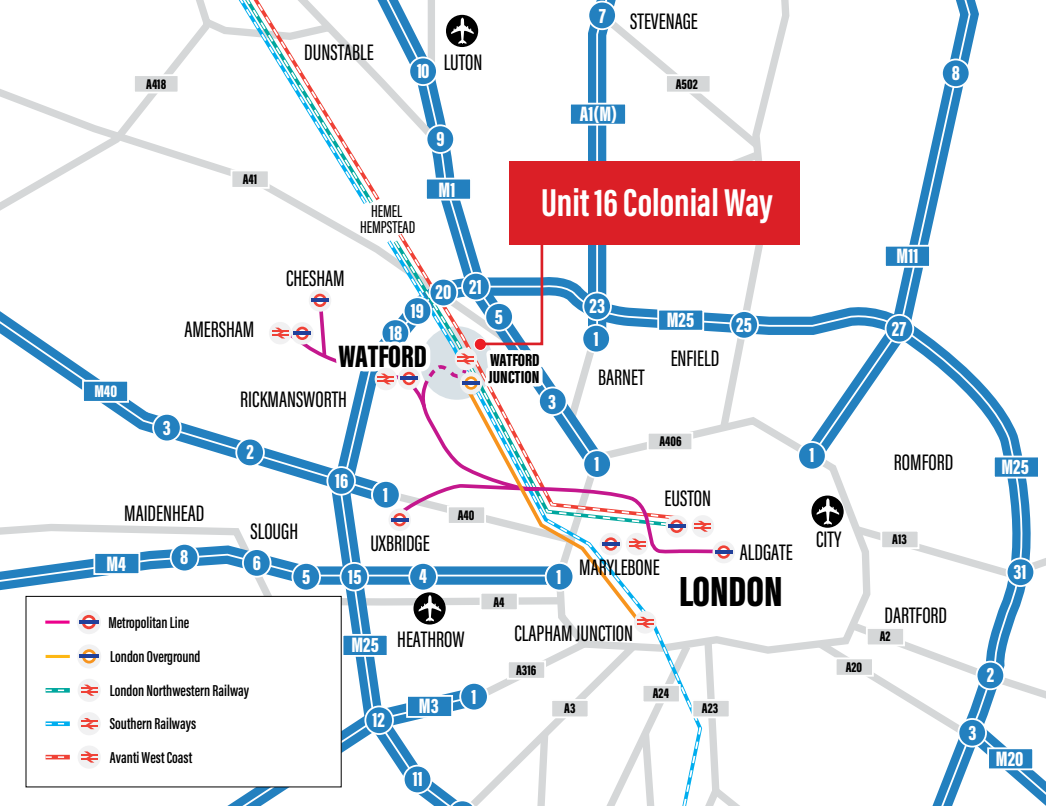


EPC RATING A+

POSTCODE: WD24 4YT



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LOCATION

The property is situated just 1 mile from the M1 (J5) and 4 miles from the M25 (J21), the unit has strong road connectivity into Watford and out towards Central/Greater London. The unit is located 0.5 miles from both Watford North Station and Watford Junction Station which offers a journey time of 14 minutes to Central London.

Surrounding occupiers include Wickes, Saniflow, Toolstation, Hilton and Wolseley.



½ mile / 15 mins walk from Watford Junction Station

ROAD

Watford Junction Station	0.5 miles
Watford Town Centre	1 mile
M1 J5 and A41	1 mile
M25 J21/21a	4 miles
Central London	20 miles

AIRPORTS

Luton	17 miles
Heathrow	20 miles
City	31 miles
Stansted	45 miles

RAIL

London Euston	14 mins
Hemel Hempstead	7 mins
Milton Keynes	22 mins
Birmingham New Street	1 hour 10 mins

M25 (J21 / 21A)
The North

M1

5

London
North Circular

A41

M25 (J19 & 20)
Aylesbury

A4008

Unit 16 Colonial Way

WOLSELEY

Wickes

SCREWFIX

TOOLSTATION

Saniflo SFA

½ mile / 15 mins walk
from Watford
Junction Station

selco BUILDERS
WAREHOUSE

T.K.maxx

The RANGE
Home, Leisure & Garden

Watford Junction



Euston
Wembley

Hemel Hempstead
Milton Keynes



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