



# BRIDGEFOOT HOUSE

WATLING ST, RADLETT WD7 7HT



Boundary is approximate

**PRIME FREEHOLD SITE OF INTEREST TO INVESTORS,  
DEVELOPERS & OWNER OCCUPIERS**

**2.09 acres / 46,339 sq ft**



## INVESTMENT SUMMARY




- A rare and attractive **opportunity for investors, developers, and owner occupiers** to acquire a **2.09-acre** site with redevelopment potential, subject to planning.
- **Strategically located** in Radlett which offers excellent road connectivity to London and the rest of the UK, via the **M1 (J5)** 5 miles and **M25 (J21a)** 3 miles.
- Available with **Vacant Possession**
- Bridgefoot House provides a **46,339 sq ft (GIA)** building set across ground and lower ground floors
- Offering light industrial/office accommodation
- **Excellent public transport links** with Radlett Station 1.2 miles to the south of the site.
- Planning has recently been approved to extend and re-model the property to add an **additional 19,806 sq ft**.
- **Freehold.**
- **We are instructed to seek offers in excess of £10,000,000 (Ten Million Pounds), subject to contract and exclusive of VAT. This represents a Capital Value of £216 per sq ft and equates to £4,785,000 per acre.**

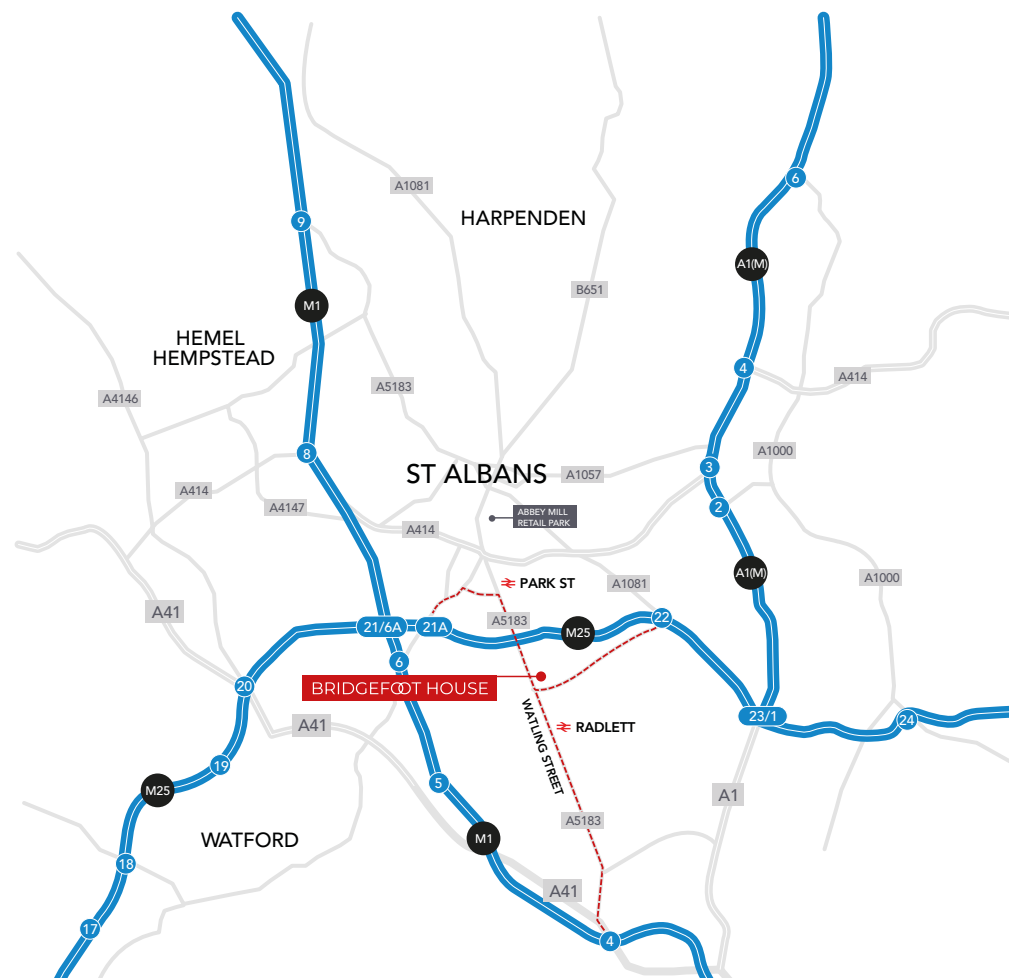


## LOCATION

Bridgefoot House is an established warehouse location situated on the A5183 Radlett Road, between Radlett, 1.2 miles to the south and St Albans, 3.9 miles to the north. The unit is excellently positioned to access the M25, M1, Greater and Central London. Other major centres in close proximity include Watford, Hemel Hempstead, Hatfield and Barnet.

## DISTANCES

	Radlett Station	1.2 miles
	Park Street Station	1.8 miles
	M25 (J22)	2.5 miles
	M25 (J21a)	3.3 miles
	M1 (J8)	5.2 miles
	St Albans	3.9 miles
	Central London	19.0 miles





## DESCRIPTION

Bridgefoot House was constructed in 2001 to provide self-contained building offering a combination of office, production, and storage accommodation. The property totals 46,339 sq ft (GIA), extending across two-storeys. It lends itself to sub-division into potentially three areas on the lower ground floor and two on the ground floor.

Externally, the property has a large yard and offers 123 car parking spaces.

## TENURE

Freehold.

**To be sold with Vacant Possession.**



## ACCOMMODATION

The building has been measured on a NIA basis.

Floor	Sq M	Sq Ft
Lower Ground	1,845	19,861
Ground	1,943	20,916
<b>Total (NIA)</b>	<b>3,788</b>	<b>40,777</b>

On a GIA basis the building totals 46,339 sq ft.

## SITE

The site extends to 2.09 acres (0.85 hectares), reflecting a site coverage of 25.45%.

## FLOOD RISK ASSESSMENT

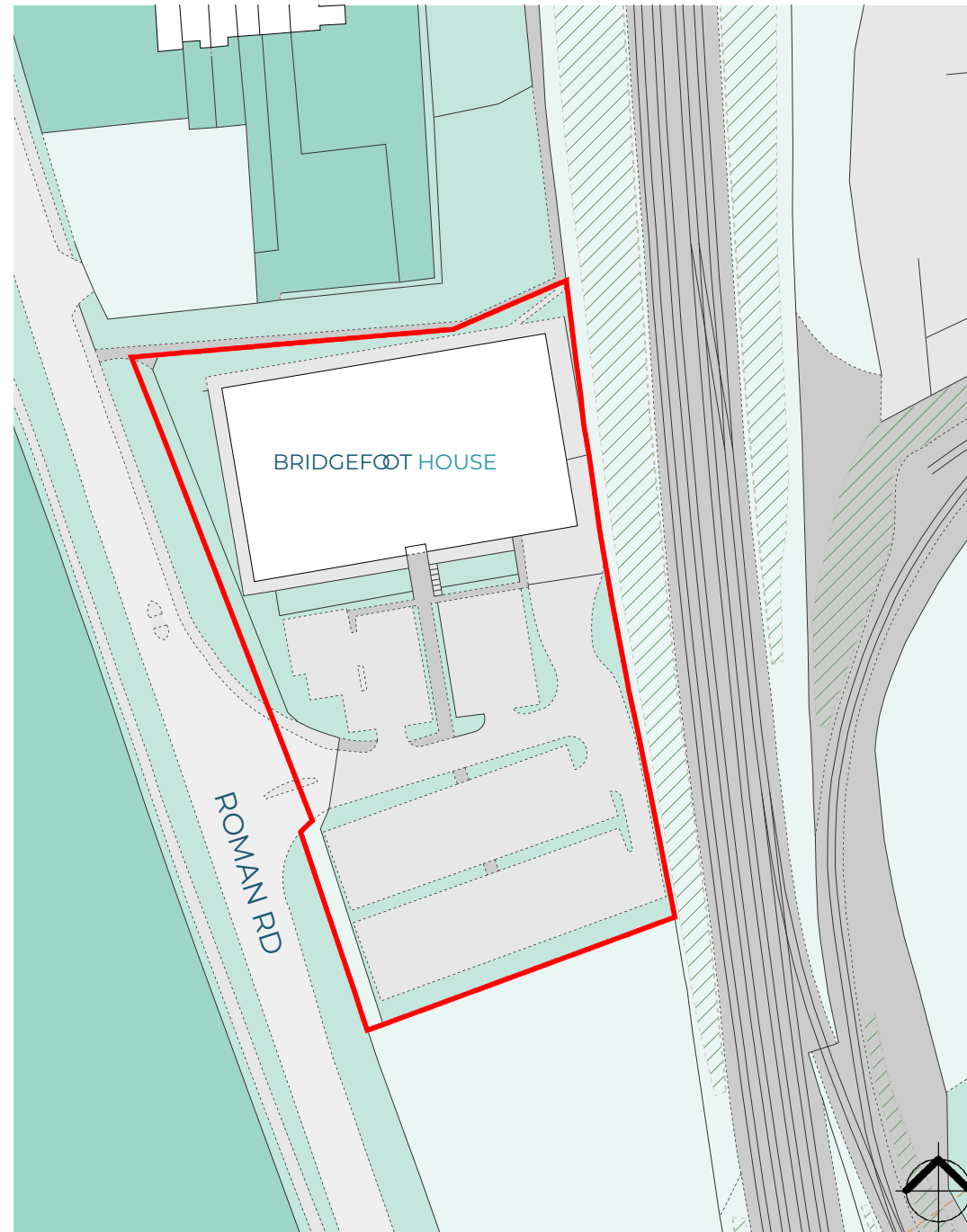
**Ref: 2822-MHT-CV-RP-001**

The findings from the flood risk assessment undertaken by Meinhardt (UK) Ltd identify the site is of low risk from all sources of flooding, the lowest ranking of flood risk. . These sources include tidal, surface water run-off from heavy storm events, groundwater, sewers and reservoirs.

## GEOTECHNICAL SURVEY

**Ref: 17922-A2SI-XX-XX-RP-X-0001-00**

A geotechnical ground investigation report has been carried out for the potential future development of the building. A report is available upon request.





# PLANNING

## CLICK HERE TO VIEW PLANNING APPLICATION

<https://www6.hertsmere.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTD0L2IFFS000>

### Ref: 21/1083/FUL

Hertsmere Borough Council has recently approved planning for the following:

#### Additional Floor

In order to fit the character of surrounding Green Belt land, the result would be a building looking only slightly taller than it is now, providing an additional 1.48m on top of the existing 5.7m ridge. Most of the storey will be flat roofed, with the section above the atrium having a pitched. Approval also allows to reconfigure the layout of the two existing floors.

The plans allow for an additional 19,806 sq ft, offering a total area of approximately 66,145 sq ft (GIA).

#### The re-modelling of the external facade

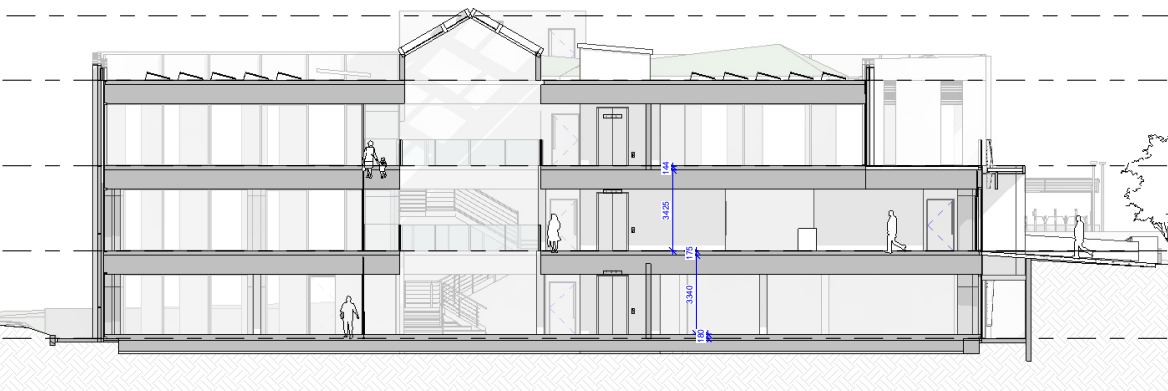
Using vertical bronze brise soleil cladding, dark brown fenestration and hanging foliage to help blend into the landscape.

#### Landscaping Works

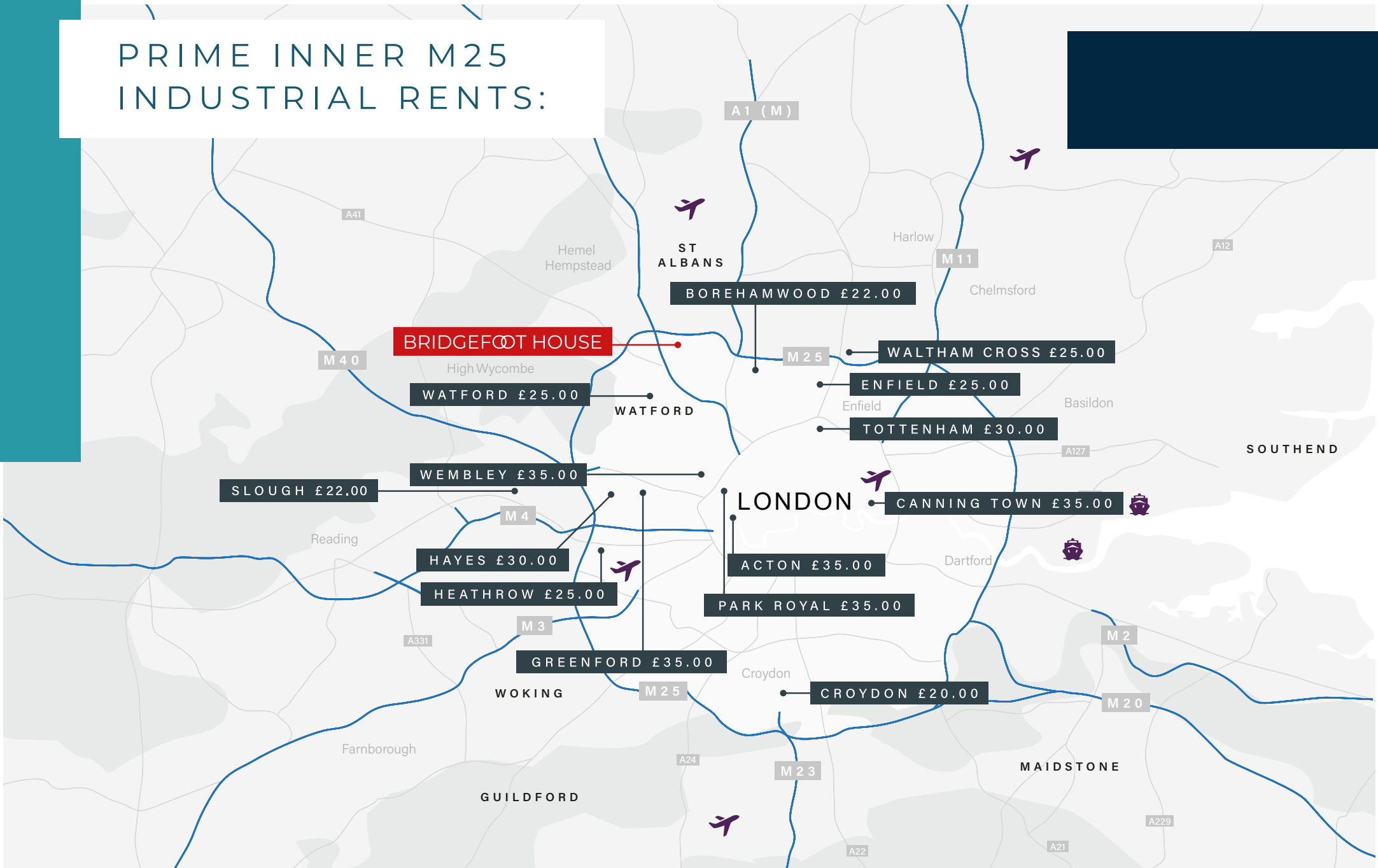
To submit a full landscaping plan which provides soft and hard landscaping features, and to incorporate these on the elevations, roof and pocket planting. There are no TPO's on site.

The new site offers a total of 176 spaces for cars/motorcycles without sacrificing greenery and site area, by reconfiguration of the car park.

The site is already in an employment use, which would remain (E). The proposal would create between 65 and 97 additional full time equivalent jobs.



PRIME INNER M25  
INDUSTRIAL RENTS:





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#### VAT

We understand the property is elected for VAT.

#### EPC

The property has an EPC rating of 'B' (45).

#### DATA ROOM

Access to the data room will be made available upon request.

#### FURTHER INFORMATION

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