



# SUNNINGDALE

The Belfry, 13 Colonial Way,  
Watford, WD24 4WH

[thebelfry-watford.co.uk](http://thebelfry-watford.co.uk)

Fully refurbished, Grade A offices TO LET  
from 5,622 to 11,602 sq ft



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## DESCRIPTION

The Belfry comprises five modern office buildings surrounding a central landscaped garden.

The ground and first floors of Sunningdale have been fully refurbished and comprise of new: air conditioning, LED lighting, WCs and end of journey facilities including showers.

The offices have an excellent car parking ratio together with shared use of visitor parking and 8 communal EV charging points.





Ground floor

## SPECIFICATION



New VRF  
air conditioning



New suspended  
ceilings with  
LED lighting



New WCs and  
new shower on  
each floor



Full accessed  
raised flooring



24 parking spaces  
for ground floor  
(Ratio 1:234 sq ft)



26 parking spaces  
for first floor  
(Ratio 1:230 sq ft)



Additional  
visitor parking



8 communal EV  
charging points



EPC rating: B



Ground floor

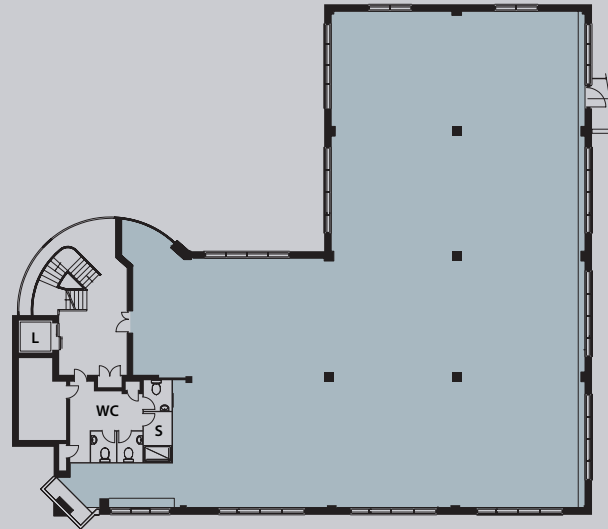


First floor

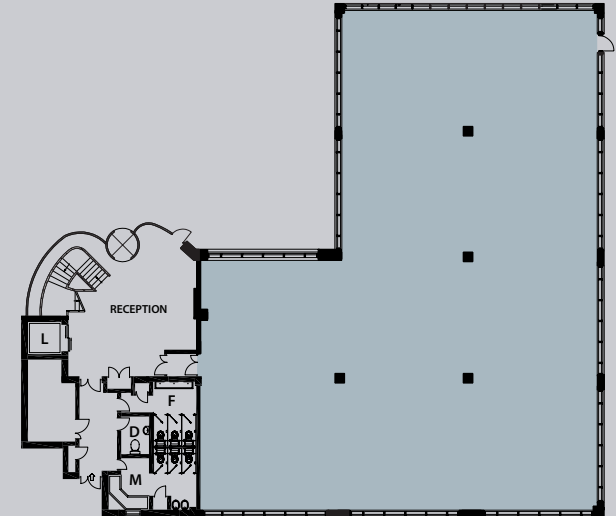
## FLOOR AREAS

Floor	sq ft	sq m
First	5,980	555.6
Ground	5,622	522.3
<b>Total</b>	<b>11,602</b>	<b>1,077.9</b>

(Approx. IPMS.3 floor areas)



First floor plan



Ground floor plan



# THE BELFRY

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## Location

The Belfry is located on Colonial Way close to Stephenson Way (A4008), which links Junction 5 of the M1 to Watford Town Centre.

Watford Junction Station (within a short walk), provides rail services to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 1 mile and Junction 19 of the M25 is within 3 miles. Nearby office occupiers include Wickes, JVCKenwood, Majestic Wine and Handelsbanken.

## Communications

### By Road

M1 Junction 5	1.1 miles
M25 Junction 19	4.0 miles
M25 Junction 21A	4.7 miles
M40	13.0 miles
Central London	21.5 miles
Heathrow Airport	22.4 miles
Luton Airport	17.6 miles
Stansted Airport	45.9 miles

### By Rail (Watford Junction)

London Euston	15 min
Milton Keynes	21 min
Clapham Junction	40 min
Birmingham New Street	68 min

(Fastest times)

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## Terms

Upon application.

## Viewing

Strictly by appointment through the joint agents.

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