



# SUNNINGDALE

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

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

High quality offices currently being fully refurbished – PC Q2 2025  
5,622 to 11,602 sq ft TO LET



# SUNNINGDALE

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



## DESCRIPTION

The Belfry comprises five modern office buildings around a central landscaped area.

The ground and first floors of Sunningdale are currently being refurbished and due to complete in Q2 2025. The refurbishment will comprise of new air conditioning and new WCs and shower.

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





Indicative office floor

## SPECIFICATION



New VRF  
air conditioning



New suspended  
ceilings with  
LED lighting



New WCs and  
new shower on  
each floor



Full accessed  
raised flooring



25 parking spaces  
for ground floor  
(Ratio 1:220 sq ft)



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



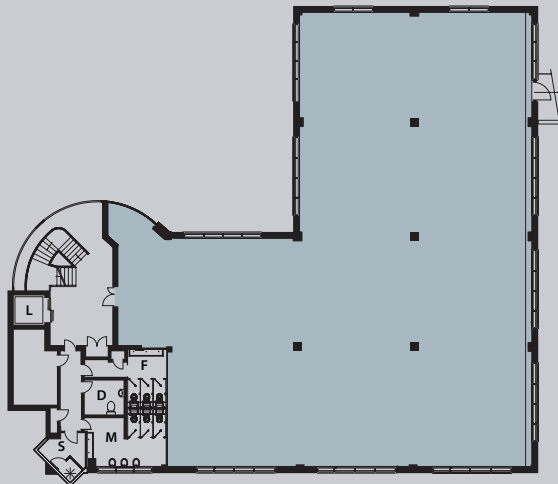
Additional  
visitor parking



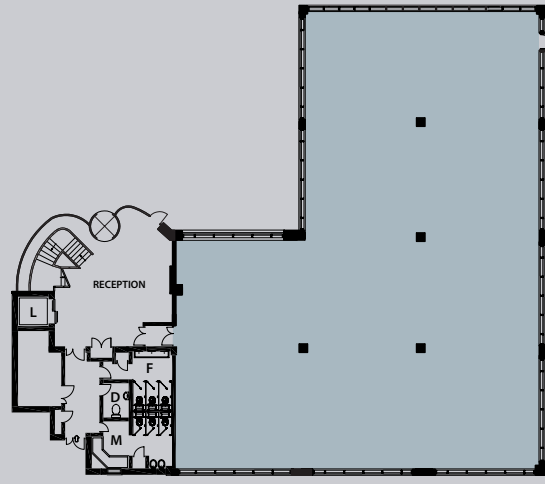
8 communal EV  
charging points



Target  
EPC rating: B



First floor plan

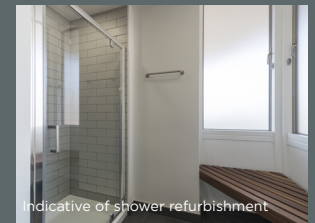


Ground floor plan

## 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)



Indicative of shower refurbishment



Indicative of WC refurbishment



# THE BELFRY

13 Colonial Way,  
Watford, WD24 4WH



## 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)

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

## Terms

Upon application.

## Viewing

Strictly by appointment through the joint agents.

**Claudio Palmiero**

07896 205786

[claudiopalmiero@brayfoxsmith.com](mailto:claudiopalmiero@brayfoxsmith.com)

**Paul Smith**

07730 816995

[paulsmith@brayfoxsmith.com](mailto:paulsmith@brayfoxsmith.com)

**Paul Felton**

07802 861528

[paul.felton@stimpsons.co.uk](mailto:paul.felton@stimpsons.co.uk)

**Graham Payne**

07801 098096

[graham.payne@stimpsons.co.uk](mailto:graham.payne@stimpsons.co.uk)

Misrepresentation Act 1967: Messrs Bray Fox Smith & Stimpsons for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith & Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled February 2025.

