

# VALOR PARK

## WATFORD



UNIT 3 AVAILABLE NOW  
**INDUSTRIAL / URBAN LOGISTICS  
WAREHOUSE UNIT**  
**COMPREHENSIVELY REFURBISHED**  
**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

CENTRAL LONDON  
40 MINS. (20 MILES)

M1

J5

VALOR PARK  
WATFORD

SANIFLO LTD

TOOLSTATION

RS COMPONENTS

SCREWFIX

EURO CARS

SELCO

HOWDENS

TOPPS TILES

HANCOCKS

LOCAL  
OCCUPIERS:

SCREWFIX

EURO  
CAR PARTS

selco

WOLSELEY

EDMUNDSON  
ELECTRICAL

Topps Tiles

Wickes

T.K. maxx

# 12,469 SQ FT COMPREHENSIVELY REFURBISHED AVAILABLE NOW

## 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 has benefited from a comprehensive refurbishment to provide electric loading doors and modern, high-quality ground and first floor offices.

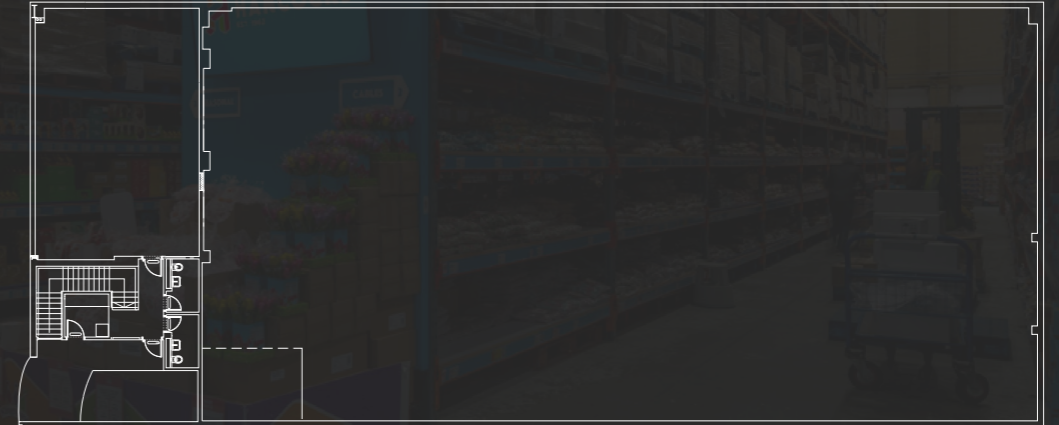
## ACCOMMODATION

UNIT 3	SQ FT	SQ M
WAREHOUSE	10,853	1,008.3
OFFICE	1,923	178.6
<b>TOTAL GEA</b>	<b>12,776</b>	<b>1,186.9</b>

GROUND FLOOR  
10,853 SQ FT



FIRST FLOOR  
1,923 SQ FT



FIRST FLOOR OFFICES



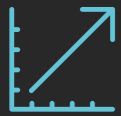
SECURE SITE



2 ELECTRIC LOADING DOORS



MINIMUM EAVES HEIGHT OF 7.3M



YARD WITH 29M DEPTH



23 CAR PARKING SPACES

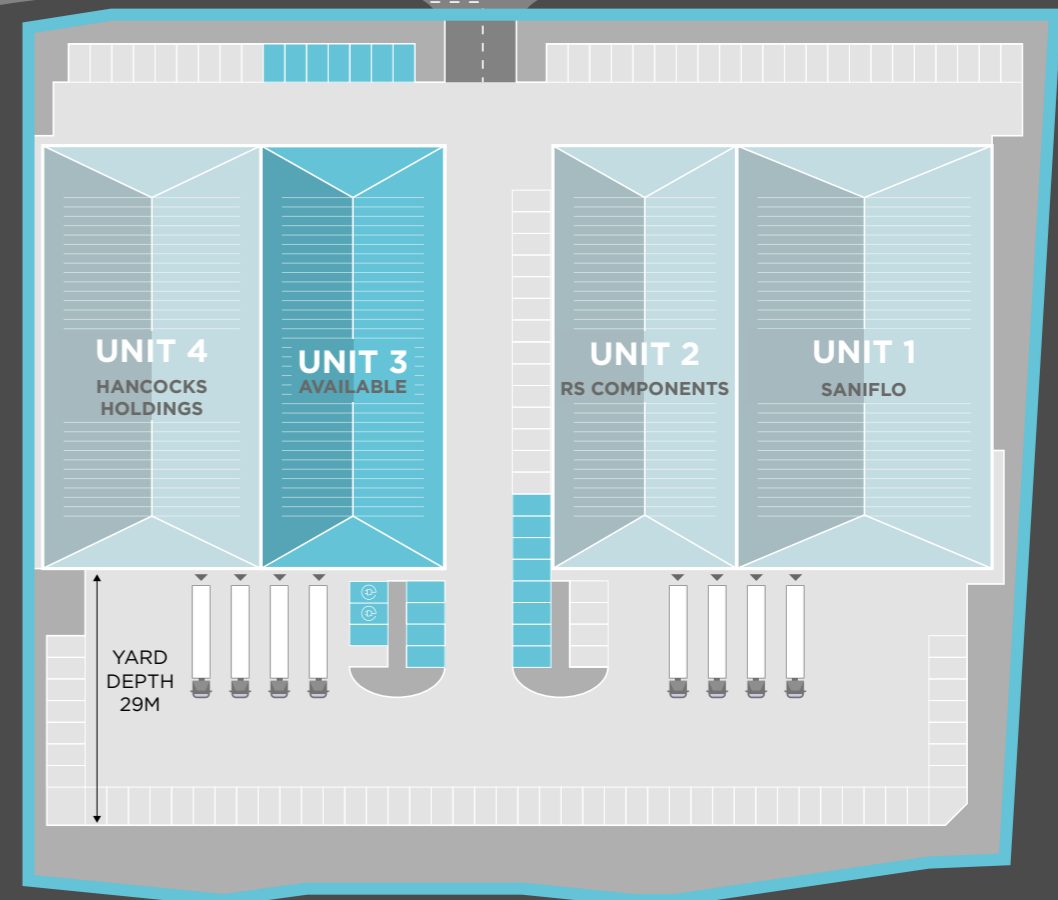


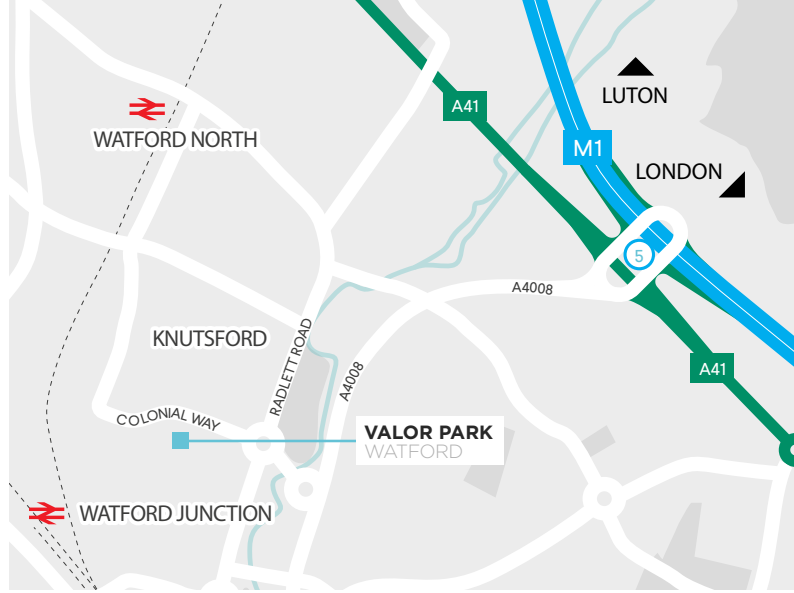
PROMINENT FRONTAGE TO COLONIAL WAY



EPC A

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

EPC A.

## COSTS

Each party to bear their own costs.

## RENT

Upon Application.

## TERMS

A new FRI lease on terms to be agreed.

## LOCATIONS

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

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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