

# UNIT 2 COLNE WAY COURT

COLNE WAY, WATFORD, WD24 7NE

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# TO LET

## 4,558 SQ FT

### Modern Two Storey Mid Terrace Office / Warehouse

#### Key Features

- Use Class E
- Air Conditioned First Floor Offices
- 8 Allocated Parking Spaces
- Available Now
- Conveniently Located Near Major Transport Routes Including The A41, M1 & M25
- Within A Short Walk Of Watford North Station
- Ground Floor Has Been Sub-Divided But Can Be Made Open Plan

Unit 2 Colne Way Court, Colne Way  
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## Description

This contemporary, mid-terrace, two-story light industrial unit is part of an estate with similar properties. The first floor features primarily open-plan office space, while the ground floor is sectioned into several rooms, which can be modified or removed based on the tenant's needs.

The first floor includes a main office area and a separate office/boardroom, all equipped with a suspended ceiling, built-in LED lighting, air conditioning, Cat V data cabling, and kitchen and restroom facilities.

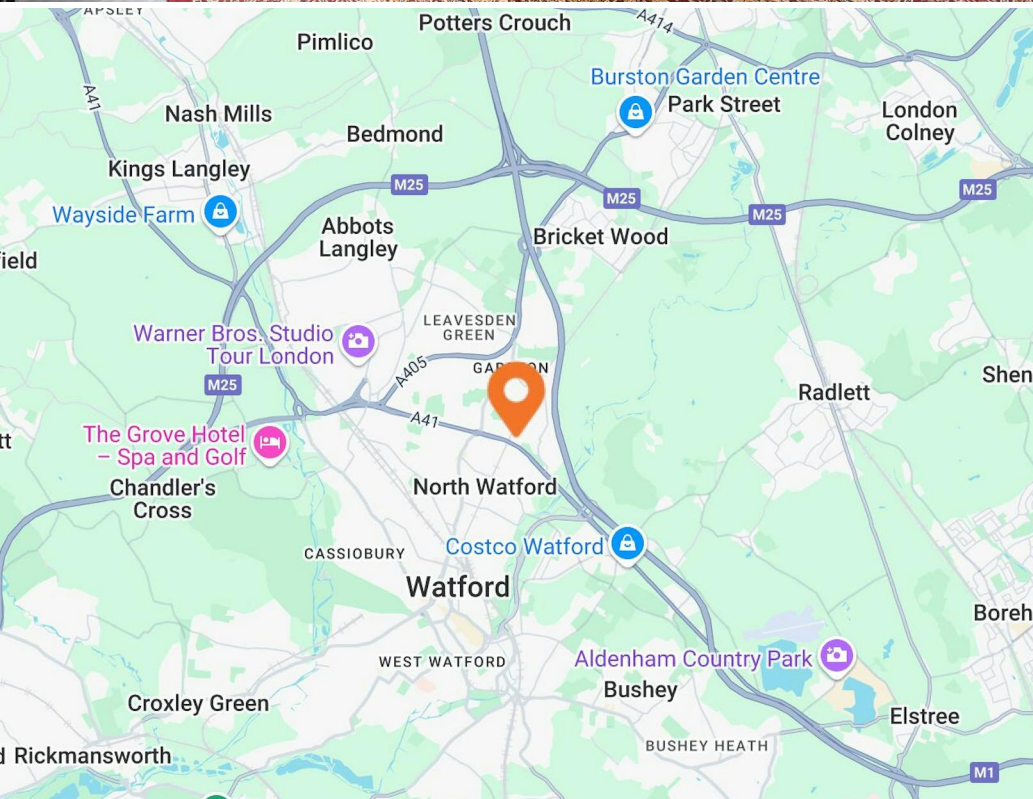
Additional features of the unit include an electric roller shutter door, a separate entry for personnel, and ample parking for up to eight vehicles.

Internal alterations can also be made to meet tenants requirements.

## Location

The property is ideally situated in North Watford on Colne Way, offering direct access to the A41 North Western Avenue.

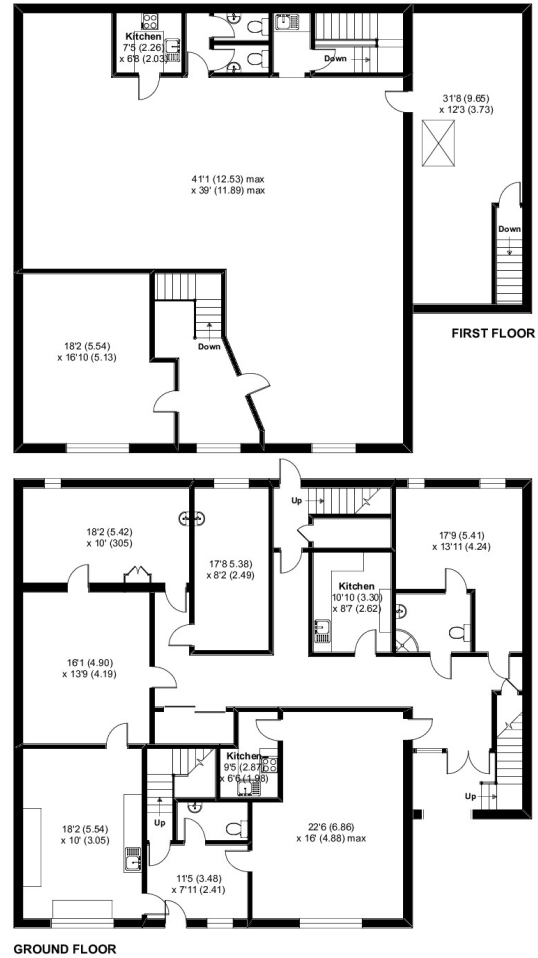
The M1 (Junction 5) is conveniently located less than a mile to the southeast, while the M25 (Junctions 20 and 21) can be reached within approximately 3 miles to the north, ensuring excellent connectivity to the national motorway network.





## Colne Way Court, WD24

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Forest Real Estate Limited. REF: 1163602

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,230	207.17
1st	2,358	219.07
<b>Total</b>	<b>4,588</b>	<b>426.24</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£59,950 per annum	
<b>Rates</b>	£35,217 per annum	
<b>Service Charge</b>	To be confirmed.	
<b>VAT</b>	Not applicable	
<b>EPC</b>	B (40)	

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