



SUNNINGDALE

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

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



Target
EPC rating: B



Ground floor

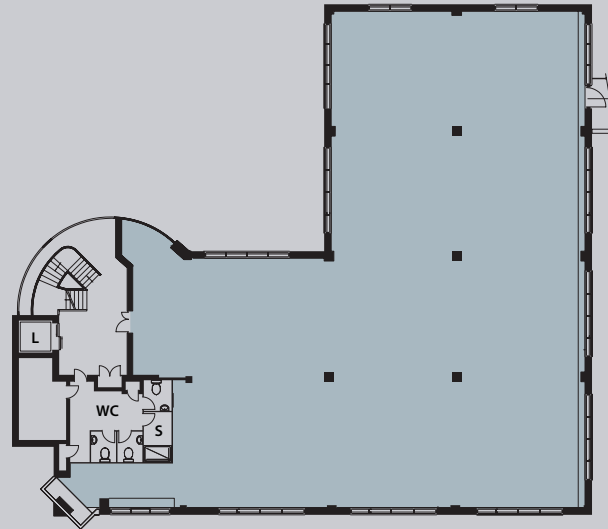


First floor

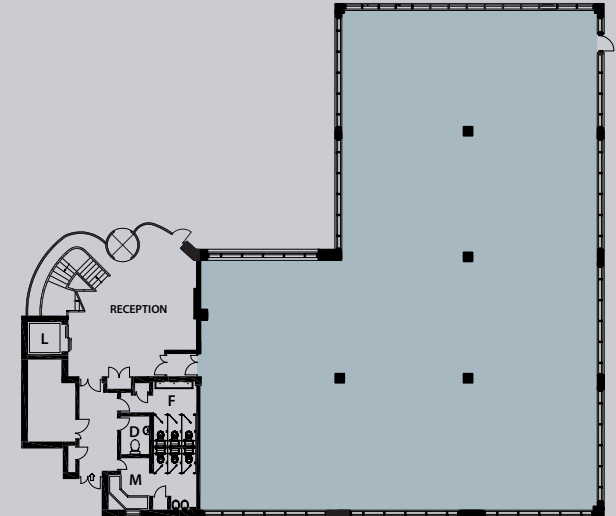
FLOOR AREAS

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

(Approx. IPMS.3 floor areas)



First floor plan



Ground floor plan

