

UNIT 2 COLNE WAY COURT

COLNE WAY, WATFORD, WD24 7NE

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

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

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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.

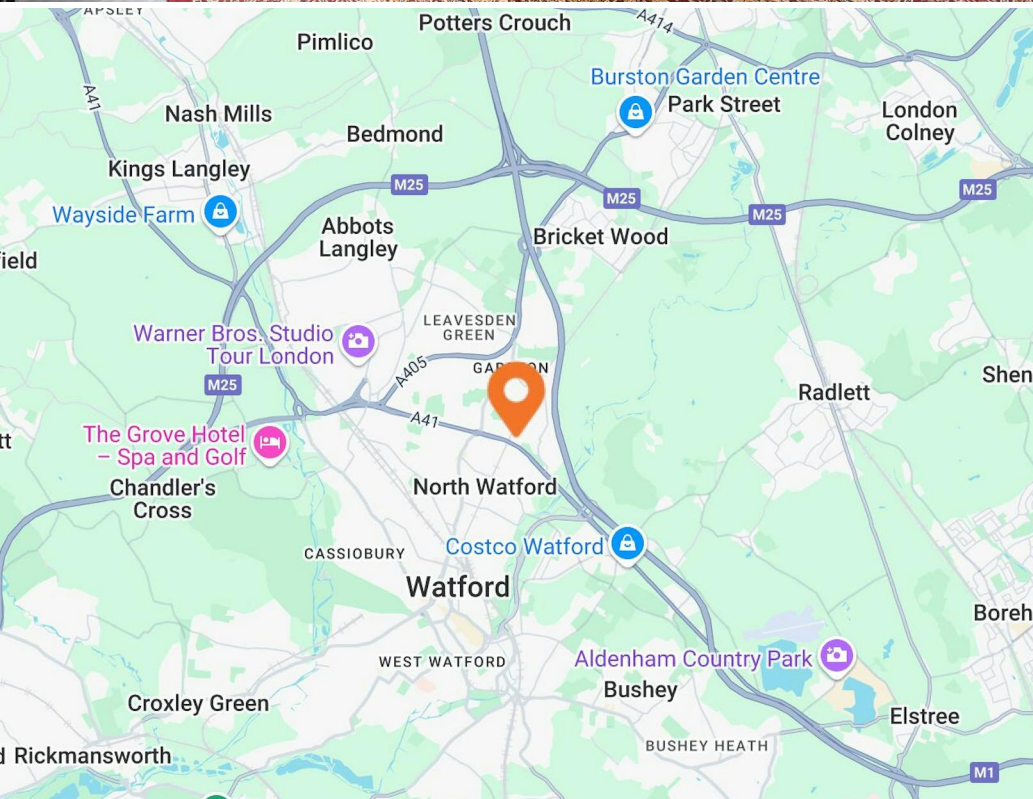
Additional features of the unit include an electric roller shutter door, a separate entry for personnel, and ample parking for up to eight vehicles.

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.

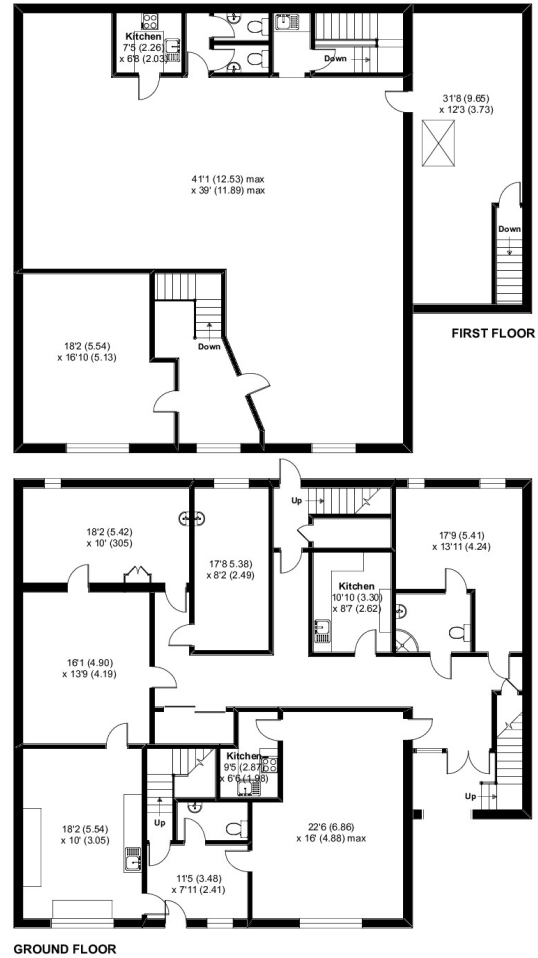
The M1 (Junction 5) is conveniently located less than a mile to the southeast, while the M25 (Junctions 20 and 21) can be reached within approximately 3 miles to the north, ensuring excellent connectivity to the national motorway network.





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
Total	4,588	426.24
Lease	New Lease	
Rent	£59,950 per annum	
Rates	£35,217 per annum	
Service Charge	To be confirmed.	
VAT	Not applicable	
EPC	B (40)	

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