

VALOR PARK

WATFORD



UNIT 3 AVAILABLE NOW
INDUSTRIAL / URBAN LOGISTICS
WAREHOUSE UNIT
COMPREHENSIVELY REFURBISHED
12,776 SQ FT (1,186.9 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

HOWDENS

TOPPS TILES

EURO CARS

SELCO

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
TOTAL GEA	12,776	1,186.9



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

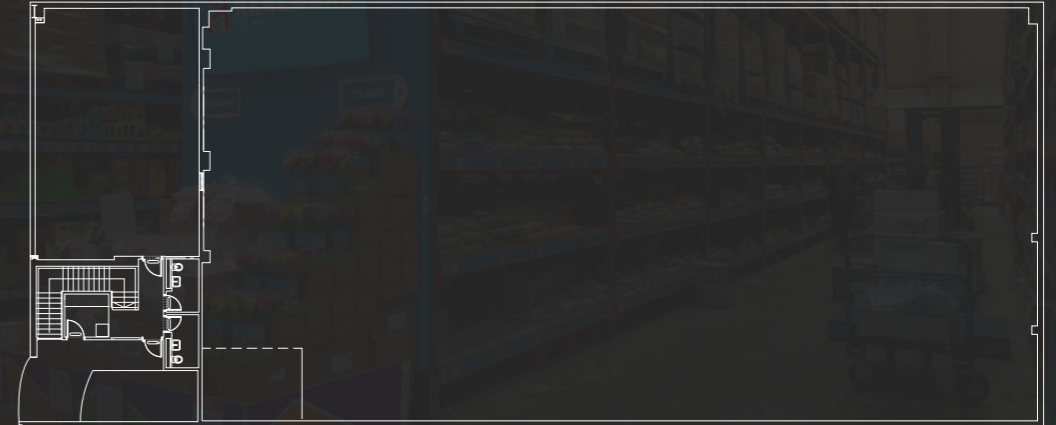


EPC A

GROUND FLOOR
10,853 SQ FT



FIRST FLOOR
1,923 SQ FT



COLONIAL WAY

