



*Image for illustrative purposes only

Community Centre,
Watford Riverwell
Thomas Sawyer Way,
Watford,
WD18 0GS

Pre-let opportunity in a brand-new, long term regeneration project along the River Colne, situated in a prominent position within the development.

- Circa, 3,800 sq ft of community space (possibility to split)
- The premises shall be used only as a Community Centre, under use class F2.

LOCATION

The development is located to the south of Watford Hospital and Watford Football Club. The current plans for the community centre, indicate that it is to be located to the east of the site, off street F, next to the multi storey car park, currently under construction.

Situated on the ground floor, the community is to provide circa 3,800 sq ft, excluding the external area in front of the bin store and the service corridor. The upper floors are to consist of residential accommodation.

DESCRIPTION

Watford Riverwell is a 50/50 joint venture between Watford Borough Council and Kier Property Plc that will run for 15-20 years and involve regeneration of 70 acres of land in West Watford to create residential, office, retail, leisure, industrial and hotel accommodation.

The project consists of 750 residential units, 86,000 sq ft of industrial accommodation, 73,000 sq ft of retail space, 8,000 sq ft of leisure, 150,000 sq ft of office, an 80 bed hotel and a 1,450 space multi storey car park.

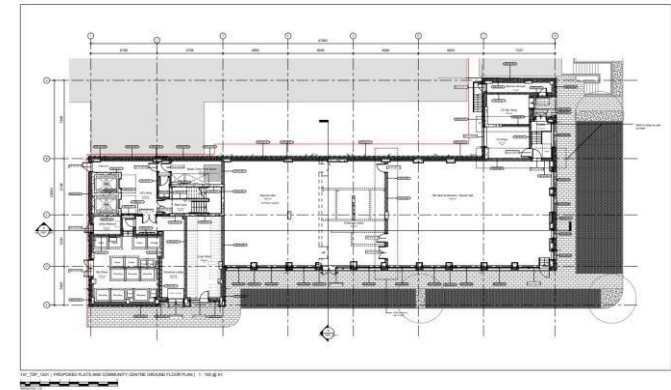
TERMS

On application

ACCOMMODATION

The premises extend to the following approximate floor area:

- 3,800 square foot



RENTAL

On Application

RATEABLE VALUE

To be assessed

VAT

Figures are exclusive of VAT, if applicable.

Each party to be responsible for their own legal and professional fees.

SUBJECT TO CONTRACT



Carter Jonas

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