



A detached business unit located close to Junction 5 of the M1 suitable for a range of uses including leisure

9 Colonial Way

Watford, WD24 4PT

Industrial, Leisure, Light
Industrial, Office, Warehouse

TO LET

18,430 sq ft

(1,712.20 sq m)

- Comfort cooling to office areas
- Parking for up to 77 cars
- Fully fitted and cabled
- 6 EV charging points
- Loading door
- 1.2 miles to M1 (Junction 5)
- 3.2 miles to M25 (Junction 19)
- 16 minute walk to Watford Junction station

9 Colonial Way, Watford, WD24 4PT

Summary

Available Size	18,430 sq ft
Rent	£300,000.00 per annum
Rates Payable	£6.87 per sq ft Estimated rates payable 2024/2025
Rateable Value	£232,000
VAT	Applicable
Estate Charge	N/A
EPC Rating	C (63)

Description

A 2-storey detached business unit on a self-contained site

Location

Located close to Stephenson Way (A4008) dual carriage way linking Watford town centre to Junction 5 of the M1

Watford is located 12 miles north west of Central London.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground	9,242	858.61
1st	9,188	853.59
Total	18,430	1,712.20

Specification

- * Ground floor storage/industrial
- * First floor offices
- * Fitted with a range of meeting rooms, kitchens and break out area
- * Fitted comms room
- * Fully cabled

Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)

Terms

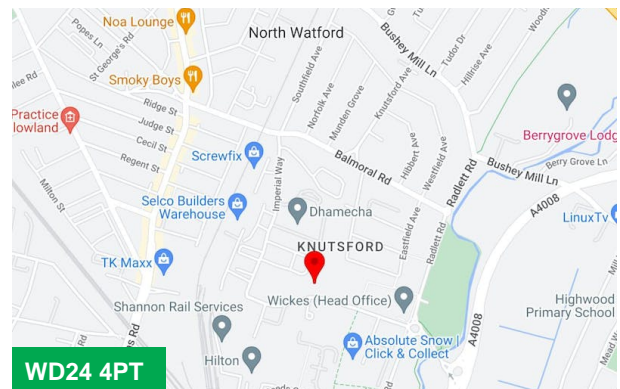
Available on a new lease for a term to be agreed

Service Charges

A service charge is payable towards the cost of maintaining a shared access road

VAT

The property is VAT registered and therefore VAT will be charged on the rent and service charges.



Viewing & Further Information

Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

Peter Brown (Brasier Freeth LLP)

01923 210810 | 07740 170 458

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH