



13 New Industrial / Warehouse Units To Let
Unit sizes from 2,063 sq.ft. – 11,912 sq.ft.





DESCRIPTION

Inspire at Watford Business Park is a brand new industrial/warehouse development providing units of 2,063 or 5,956 sq ft which can be combined to offer up to 11,912 sq ft.

Sustainability is at the heart of the scheme with units benefitting from solar panels, EV charging points and cycle storage. Externally each unit will have its own dedicated loading area providing level access loading and allocated parking.

KEY POINTS

- Brand new units with an excellent specification
- All units EPC A
- BREEAM 'Very Good' expected
- Generous onsite parking
- Onsite café let to Greggs
- Excellent location in close proximity to the M1 and M25

UNIT	WAREHOUSE		FIRST FLOOR OFFICE		TOTAL		AVAILABILITY
	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	
2	2,978	276.7	450	41.8	3,428	318.5	UNDER OFFER
3	2,978	276.7	460	42.7	3,438	319.4	UNDER OFFER
4	2,978	276.7	450	41.8	3,428	318.5	AVAILABLE
5	2,978	276.7	448	41.6	3,426	318.3	AVAILABLE
6	5,956	555.3			5,956	555.3	AVAILABLE
7	5,956	555.3			5,956	555.3	AVAILABLE
8	5,956	555.3			5,956	555.3	AVAILABLE
9	5,956	555.3			5,956	555.3	UNDER OFFER
10	5,956	555.3			5,956	555.3	AVAILABLE
11	5,956	555.3			5,956	555.3	AVAILABLE
12	5,956	555.3			5,956	555.3	AVAILABLE
13	5,956	555.3			5,956	555.3	AVAILABLE
14	2,063	191.7			2,063	191.7	UNDER OFFER

All areas are approximate gross external areas. The units are suitable for a mix of uses comprising: research and development (Class E), light industrial (Class E), general industrial (Class B2), storage and distribution (Class B8), ancillary offices (Class E).



1 level electric loading door per unit



Minimum eaves height 8.28m (4.46m in unit 14)



Maximum internal height 8.68m (5.86m in unit 14)



Disabled WC and shower in each unit



First floor offices in units 2 - 5



Floor Loading 40 kN per sq m



3 phase power



PV panels serving each unit



Multiple units can be combined





TYPICAL LARGE UNIT (Units 6-13)



TYPICAL MEDIUM UNIT (Units 2-5)



POPULATION



Watford has a population of **102,000**

QUALIFICATION



Watford boasts **53.4%** Educated to L4+

GROWTH

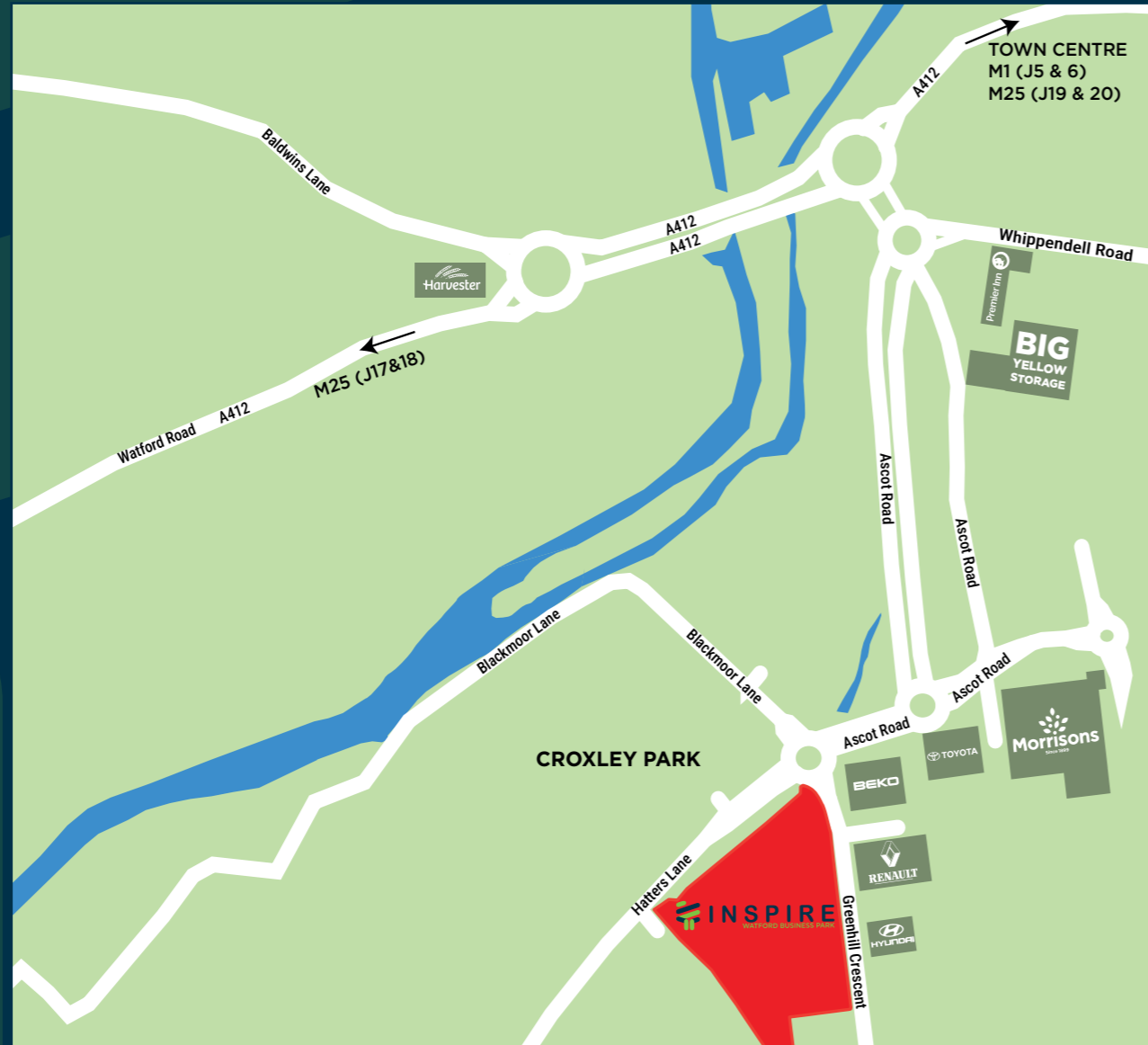


High **6.03%** growth rate in population

EMPLOYMENT



5,065 Businesses and **64.4%** population of working age



DRIVE TIMES	Miles	Mins
M1 J5	4.4	11
M25 J17	5.3	13
M25 J18	4.7	11
M25 J19	5.0	12
M25 J20	5.4	14



WATFORD JUNCTION	Mins
London Euston	15
St Albans Abbey	17
Clapham Junction	43
Milton Keynes Central	45
Birmingham	125



TOWNS / CITIES	Miles	Mins
Watford	2.2	8
Hemel Hempstead	12.7	23
St Albans	11.0	28
Heathrow	18.9	26



W30 BUS	Mins
Watford Junction Station	13
Watford Metropolitan Station	5
Watford Town Centre	17



At the core of Inspire at Watford Business Park development lies a strong commitment to sustainability. This is reflected in its design which enables businesses to minimise their carbon emissions while providing a first class working environment.

Every unit at Inspire is constructed to a high specification and is built using carbon-neutral techniques. By incorporating forward-thinking design principles, the park will optimise operational efficiencies and have a positive impact on both the occupants and the environment that surrounds it.



BREAAAM RATING
VERY GOOD EXPECTED



SOLAR PV
ROOF PANELS



DEDICATED BICYCLE
STORE/SHELTER



EV CHARGING POINTS
TO EACH UNIT



LED
LIGHTING



SUSTAINABLY SOURCED
CONSTRUCTION
MATERIALS



HIGHLY INSULATED
BUILDINGS



OPTIMISED NATURAL LIGHT
FROM ROOFLIGHTS AND
WITHIN FAÇADE

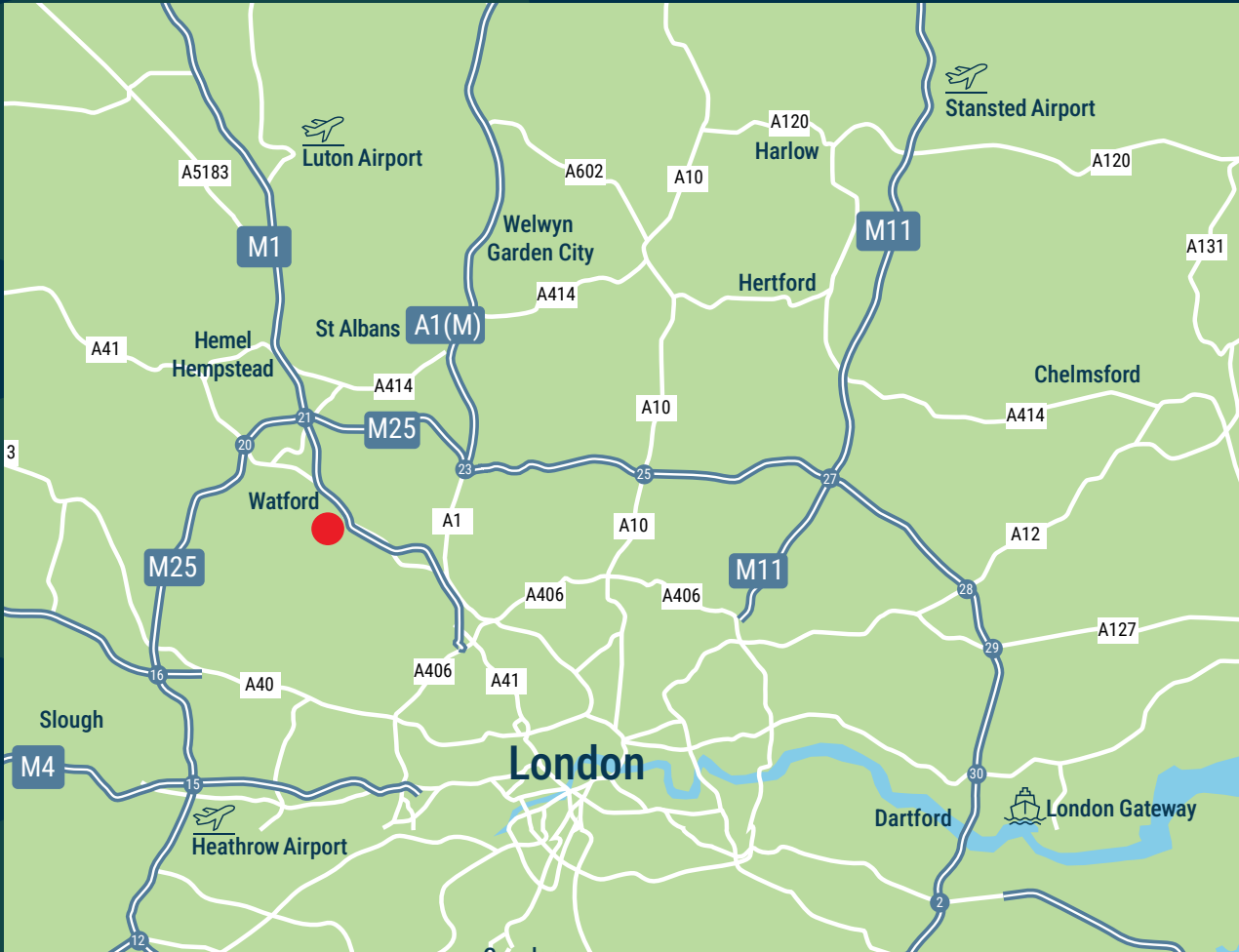


SUSTAINABLE SURFACE
WATER DRAINAGE
SYSTEM



LANDSCAPED SETTING TO
BENEFIT PUBLIC REALM AND
BIO-DIVERSITY





TENURE

The units are available on new full repairing and insuring leases on terms to be agreed.

VAT

VAT is applicable at the prevailing rate.

EPC

EPC rating A, copies are now available following practical completion.

BUSINESS RATES

Rates will be assessed following practical completion. Interested parties are advised to make their own enquires.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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Note: All plans not to scale.

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