

DELANCEY  
TO LET



# WATFORD LOGISTICS HUB

J5 M1  
COLONIAL WAY  
WATFORD  
WD24 4PX

**PRIME URBAN WAREHOUSE / LOGISTICS UNITS**  
RANGING IN SIZE FROM 10,473 TO 53,701 SQ FT



glitz.proof.stray

**HOLLIS  
HOCKLEY**





## INTRODUCING...

**Watford Logistics Hub** is a brand new development of three high specification distribution warehouse units of 53,701 sq ft, 29,902 sq ft & 10,473 sq ft, each with high quality office finishes including raised access floors and ample car parking facilities.



**SPECIFICATION**

**UNIT 1**



2 DOCK LEVEL AND 3 LEVEL ACCESS DOORS



CLEAR INTERNAL HEIGHT OF 12.0M



SELF CONTAINED AND SECURE YARD



50KN/M2 FLOOR LOADING

**UNIT 2**



3 LEVEL ACCESS DOORS



CLEAR INTERNAL HEIGHT OF 8.4M



SELF CONTAINED AND SECURE YARD



50KN/M2 FLOOR LOADING

**UNIT 3**



1 LEVEL ACCESS DOOR



CLEAR INTERNAL HEIGHT OF 8.0M



SELF CONTAINED AND SECURE YARD



50KN/M2 FLOOR LOADING



**ACCOMMODATION GEA**

	Ground Floor		First Floor		Second Floor		Total	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
<b>Unit 1</b>	42,216	3,922	5,834	542	5,651	525	<b>53,701</b>	<b>4,989</b>
<b>Unit 2</b>	26,662	2,477	3,239	301	-	-	<b>29,902</b>	<b>2,778</b>
<b>Unit 3</b>	8,675	806	1,797	167	-	-	<b>10,473</b>	<b>973</b>



CONSENTED FOR PLANNING USE  
CLASSES E(g), B2 & B8

**THE UNITS WILL BE READY FOR OCCUPATION SUMMER 2024**





**WATFORD LOGISTICS HUB**

← A41/M1 Junction

A4008

Watford Town Centre

SANIFLO

TOOLSTATION

Colonial Way

SIGMA  
independent organic

C E F

HOWDENS  
JOINERY CO.

Topps Tiles

antalis  
EM

selco BUILDERS WAREHOUSE

stylo  
CREATE INNOVATE INSTALL

TIKMAXX

Berkeley Group

Watford Junction

Holiday Inn

A412

**UNRIVALLED SUSTAINABILITY**



AIR SOURCE HEAT PUMPS WILL HEAT/COOL OFFICES AND PROVIDE HOT WATER



PIR SENSOR CONTROLLED LIGHTING (TO OFFICES, CAR PARKS & YARDS)



TARGETING EPC 'A' RATING



TARGETING BREEAM 'EXCELLENT' STATUS



SOLAR PV PANELS AS STANDARD



25% EV CAR CHARGING POINTS



15% ROOF LIGHTS FOR IMPROVED NATURAL LIGHT



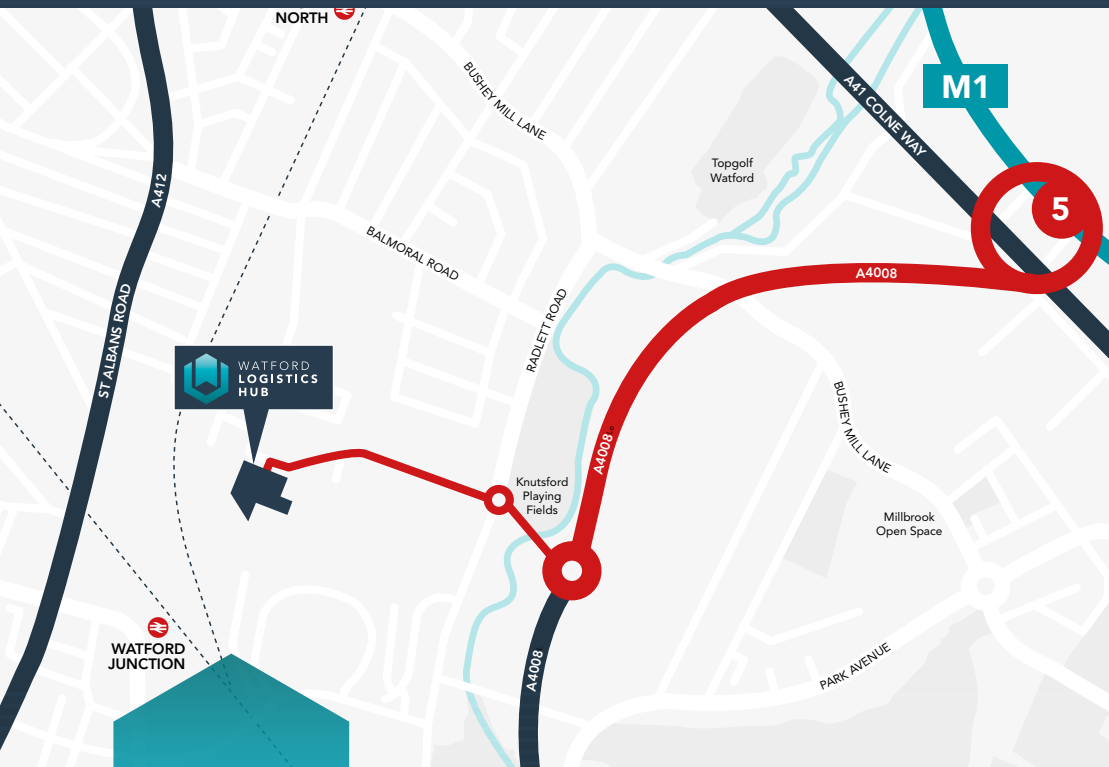
## LOCATION

Watford Logistics Hub lies to the north of Watford Town centre, less than 1.5 miles from the M1 J5. It is excellently located to access the M1, M25 (J20, J21 & J21a), M40, A1M, Heathrow Airport and Greater London and its strategic position will enable businesses to access a large consumer base. The site is accessed via Colonial Way and A4008, which connects to the A41 & M1 J5. Watford Junction train station is within walking distance of Watford Logistics Hub.

## TRAVEL DISTANCES (BY CAR)

	Time	Distance
Watford to Heathrow	25 mins	22 miles
Watford to Central London	44 mins	20 miles
Watford to Southampton	1hr 29mins	82 miles
Watford to Felixstowe	1hr 45mins	101 miles
Watford to Birmingham	1hr 51 mins	100 miles

Time/distances calculated using google maps







## LEASE TERMS

Available by way of new FRI leases.

## VAT

VAT will be charged at the prevailing rate.

## EPCs

Targeting EPC 'A' ratings. EPCs to be assessed on completion.

## LEGAL COSTS

Each party will be responsible for their own costs in any transaction.

## ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

## ALL ENQUIRIES

For further information contact the joint agents:

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