



# UNIT 1

Modern Single Storey Warehouse Unit

8.7m eaves height

2 loading doors

Large yard area

One mile from Junction 5 of M1 & A41

37 car parking spaces

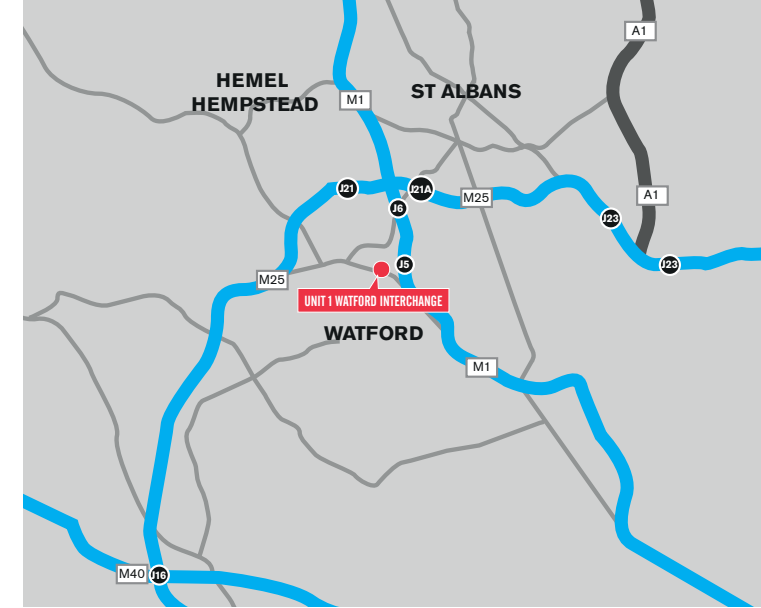
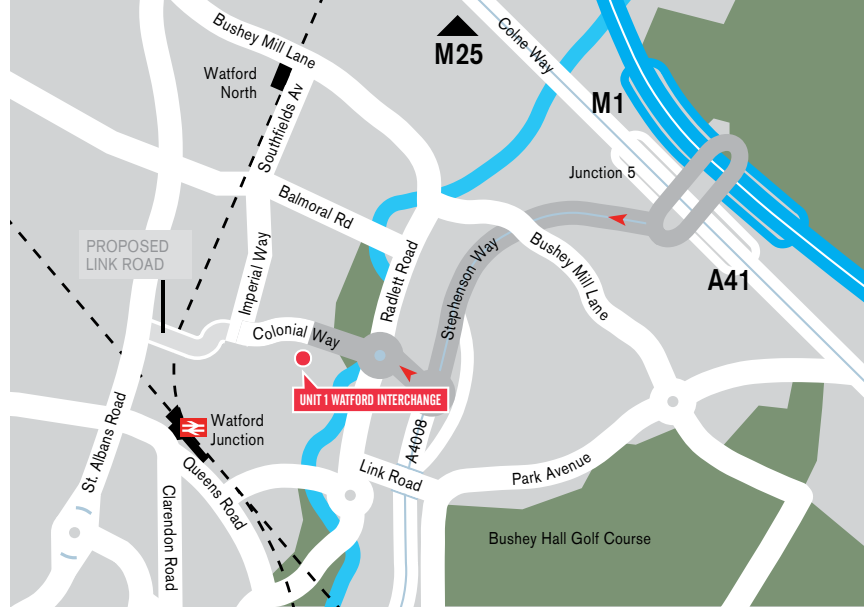
**TO LET**  
**18,020 SQ FT (1,674 SQ M)**  
**UNIT 1 WATFORD INTERCHANGE**  
**COLONIAL WAY**  
**WATFORD, HERTFORDSHIRE**  
**WD24 4WP**

## LOCATION

Watford Interchange is situated in Colonial Way, to the north of Watford town centre & within 400 metres of the A4008 which connects directly to Junction 5 of the M1 at its junction with the A41 (approximately 1 mile). Junction 19 of the M25 is within 3 miles.

Watford Junction Station (1 mile) offers a direct service to London Euston (approximately 20 minutes), Birmingham and Gatwick Airport (via Clapham Junction).

The Colonial Way area is an established trade counter location which includes occupiers such as Arco, RS Components, City Electrical Factors, Screwfix and Plumb Centre.



## DESCRIPTION

The property comprises a modern, single storey warehouse with first floor offices incorporating the following specification;

### Offices

- Raised floors
- Central heating
- Suspended ceilings
- Male, female and disabled w.c's
- 37 car parking spaces

### Warehouse

- Clear span steel portal frame
- 8.7m eaves height
- 2 electric loading doors
- High level lighting
- Large yard area



## ACCOMMODATION (Approx. GIA)

<b>Ground floor</b>	15,485 sq ft	1,438.6 m <sup>2</sup>
<b>First floor Offices</b>	2,535 sq ft	235.5 m <sup>2</sup>
<b>Total</b>	18,020 sq ft	1,674.1 m <sup>2</sup>

## TERMS

The property is available to let on a new full repairing and insuring lease.

A service charge is levied to pay for maintenance of common parts.

VAT is charged on the rent & service charge

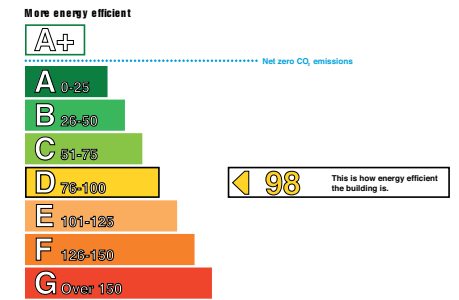
**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 1  
 Watford Interchange  
 14 Colonial Way  
 WATFORD  
 WD24 4WP

Certificate Reference Number:  
**9890-5092-0321-0280-7024**

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	38	→ If newly built
Total useful floor area (m <sup>2</sup> ):	1819	78	→ If typical of the existing stock
Building complexity (NOS level):	3		

## Stimpsons

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