UNIT 2 COLNE WAY COURT

COLNE WAY, WATFORD, WD24 7NE

FOREST
REAL ESTATE

TO LET

4,558 SQ FT

VERY COMPETITIVE RENTAL TERMS ON OFFER

Key Features

- Use Class E
- Air Conditioned First Floor Offices
- 8 Allocated Parking Spaces
- Available Now
- Conveniently Located Near Major Transport Routes Including The A41, M1 & M25
- Within A Short Walk Of Watford North Station
- Ground Floor Has Been Sub-Divided But Can Be Made Open Plan

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Description

This contemporary, mid-terrace, two-story light industrial unit is part of an estate with similar properties. The first floor features primarily open-plan office space, while the ground floor is sectioned into several rooms, which can be modified or removed based on the tenant's needs.

The first floor includes a main office area and a separate office/boardroom, all equipped with a suspended ceiling, built-in LED lighting, air conditioning, Cat V data cabling, and kitchen and restroom facilities.

Additional features of the unit include an electric roller shutter door, a separate entry for personnel, and ample parking for up to eight vehicles.

Internal alterations can also be made to meet tenants requirements.

Location

The property is ideally situated in North Watford on Colne Way, offering direct access to the A41 North Western Avenue.

The M1 (Junction 5) is conveniently located less than a mile to the southeast, while the M25 (Junctions 20 and 21) can be reached within approximately 3 miles to the north, ensuring excellent connectivity to the national motorway network.

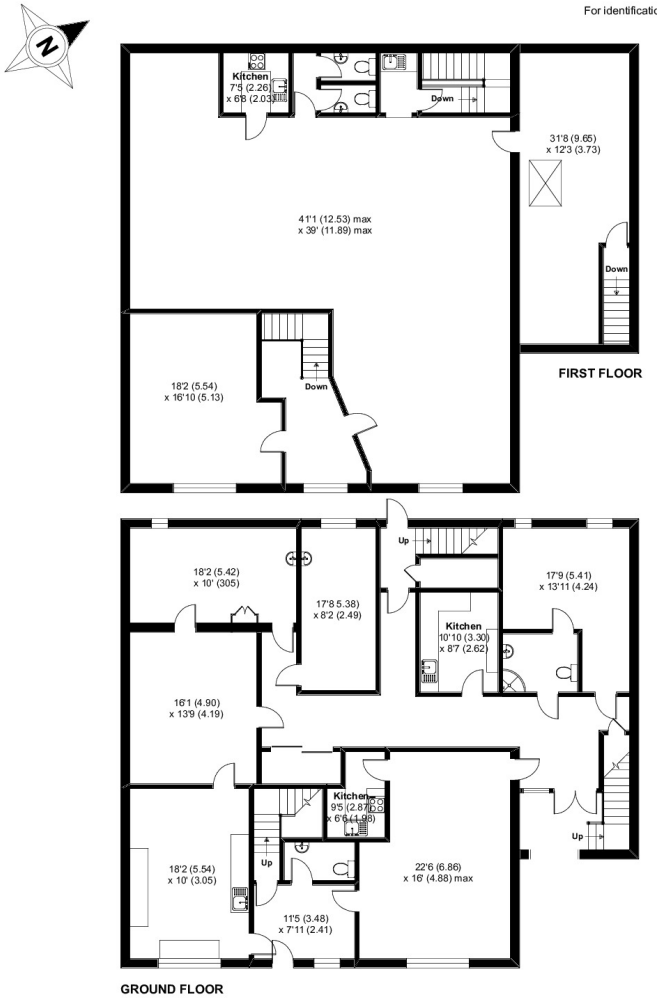
EXIT

Plans

Unit 2 Colne Way

Colne Way Court, WD24

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Forest Real Estate Limited. REF: 1163902

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,230	207.17
1st	2,358	219.07
Total	**4,588**	**426.24**

Lease	New Lease
Rent	£40,000 per annum
Rates	£30,960 per annum This is an estimate provided from the VOA for April 2026 - April 2027.
Service Charge	£2,500 per annum
VAT	Not applicable
EPC	B (40)

Contact

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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