

TO LET

10,114
SQ FT

PROLOGIS
WATFORD
IMPERIAL PARK
UNIT 11A

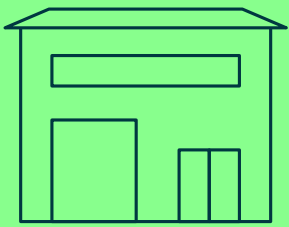
Modern Trade Counter / Industrial Unit

Available Q4 2026

5,995 sq ft ground floor
10,114 sq ft including existing mezzanine

ALL THE TOOLS FOR YOUR TRADE

Prologis Watford Imperial Park Unit 11A is a fully fitted trade counter unit in a well-established location, featuring a mezzanine, ancillary retail area and offices. With it's proximity to main motorway and rail connections, and Central London it is in a prime position to serve your business needs.



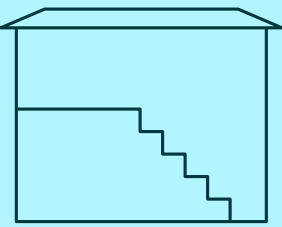
TIME TO TRADE UP

Modern Industrial Trade Counter unit of 10,114 sq ft (940 sq m)



OPEN FOR BUSINESS

Ready to occupy Q3 2026



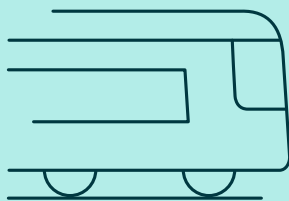
A VIEW FROM ABOVE

Unit provides a mezzanine as well as offices and ancillary retail area



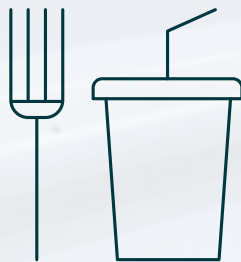
ON THE ROAD IN MINUTES

Fast access to both the M1 (J5) and the M25 (J20)



GET CONNECTED

Central London is only 35 minutes away via Watford Junction station



TOWN CENTRE PERKS

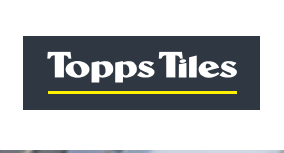
A range of amenities on offer via a short walk to Watford town centre

WELCOME TO WATFORD IMPERIAL PARK

With over 100,000 people within a 20 minute drive time, your business not only has vast customer base but also a talent pool on your doorstep.

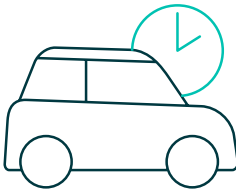
Together with superb transport links, fast access to both the M1 and M25 and a town centre location, it's no surprise why many household brands have made Watford their home for business.

PROLOGIS
WATFORD
IMPERIAL PARK
UNIT 11A



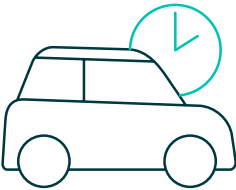
12,305,770

population within
an hours drive



3,063,837

population within
a 30-minute drive



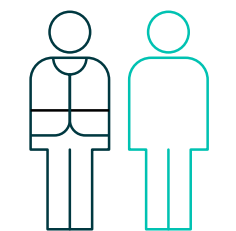
£37.1k

average 2025 salary
within 30-minute drive



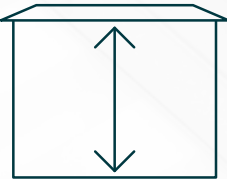
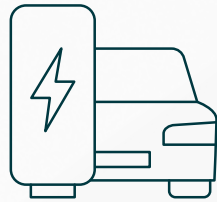
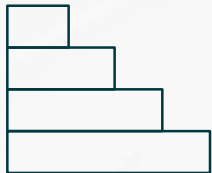
1.2m

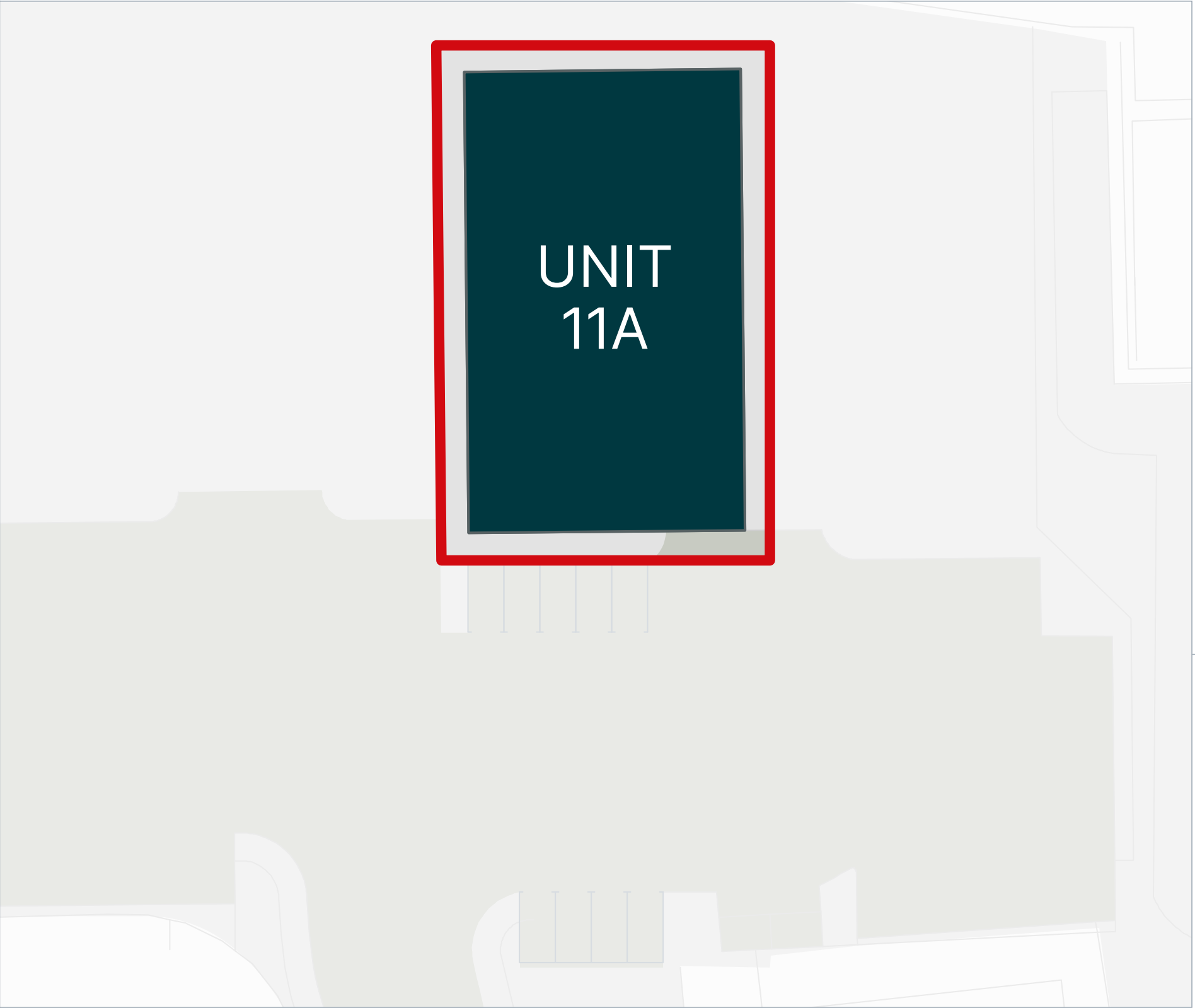
workforce within
a 30-minute drive



TRADE UP FOR A MODERN SPECIFICATION

Unit 11A offers a modern specification that not only provides businesses with an ambient environment but also operational efficiency with electrical charging points and LED lighting.

 7.5m clear internal height	 1 electric level access loading door	 Electric vehicle charging points
 10 car parking spaces	 LED lighting	 EPC B rating



UNIT 11A		
Warehouse	5,995 sq ft	557 sq m
Mezzanine	4,119 sq ft	383 sq m
Total (GEA)	10,114 sq ft	940 sq m

LOCAL, CENTRAL & NATIONAL IN MINUTES

Unit 11A at Prologis Watford Imperial Park is perfectly located centrally within Watford with a potential customer base of over 100,000 people within a 20 minute drive time.

What’s more, with both the M1 (J5) and M25 (J20) reachable within 10 minutes, a wider market is accessible centrally in London and nationally across the UK.

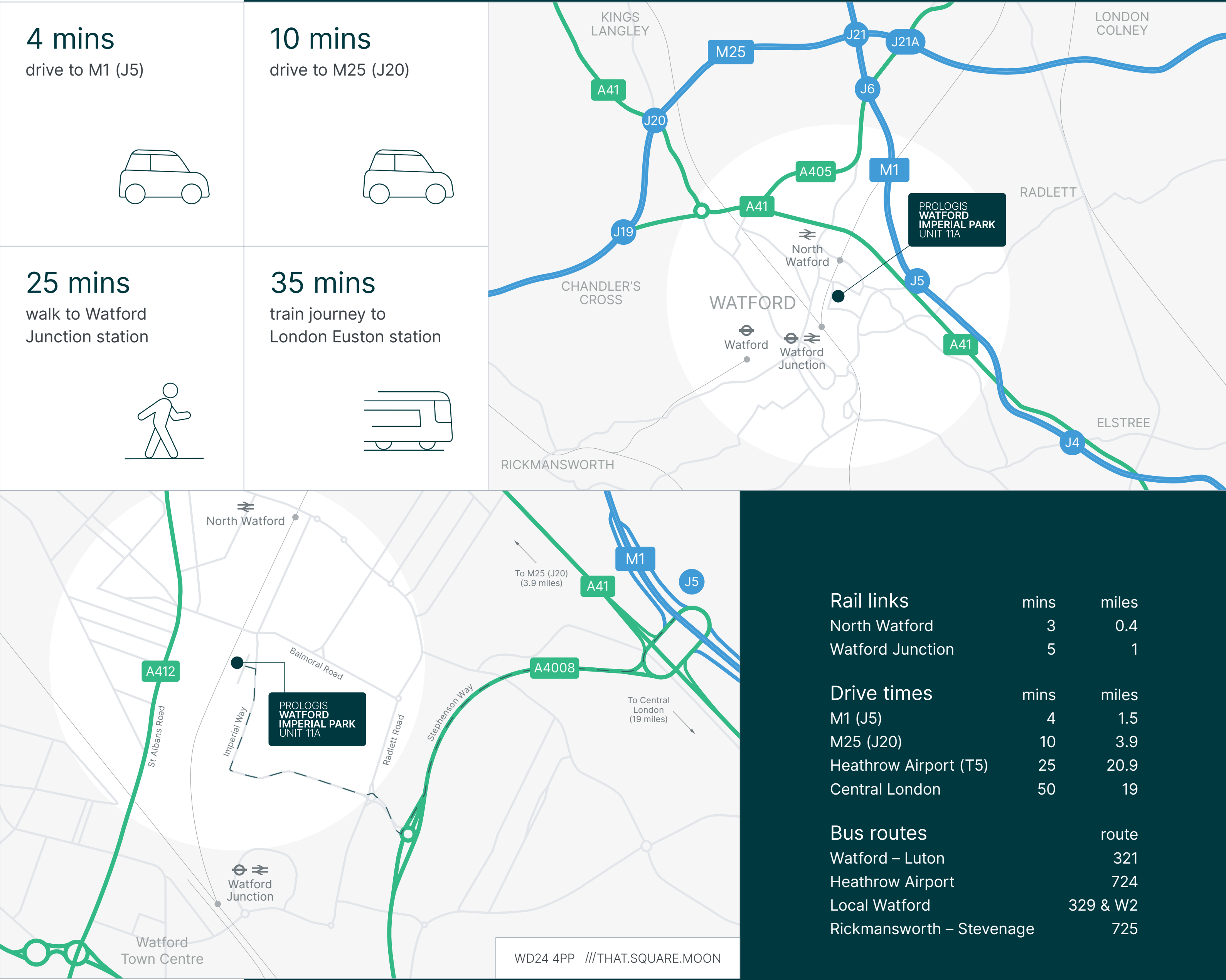


IMAGE:

Entrance and parking area of
Unit 11A at Prologis Watford
Imperial Park.



Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

- | | | |
|---------------------------------------|------------------------|----------------------------|
| 1 Solar PV | 5 Racking Systems | 10 Warehouse Barriers |
| 2 Fibre Network Cabling | 6 Automation Solutions | 11 Office Furniture |
| 3 Sprinkler Systems | 7 Mezzanine Floors | 12 EV Charging |
| 4 Temperature Controlled Environments | 8 LED Lighting | 13 Ambient Reception Areas |
| | 9 Forklifts | |



For more information, please visit: prologis.co.uk/essentials

Design It Right, From the Start

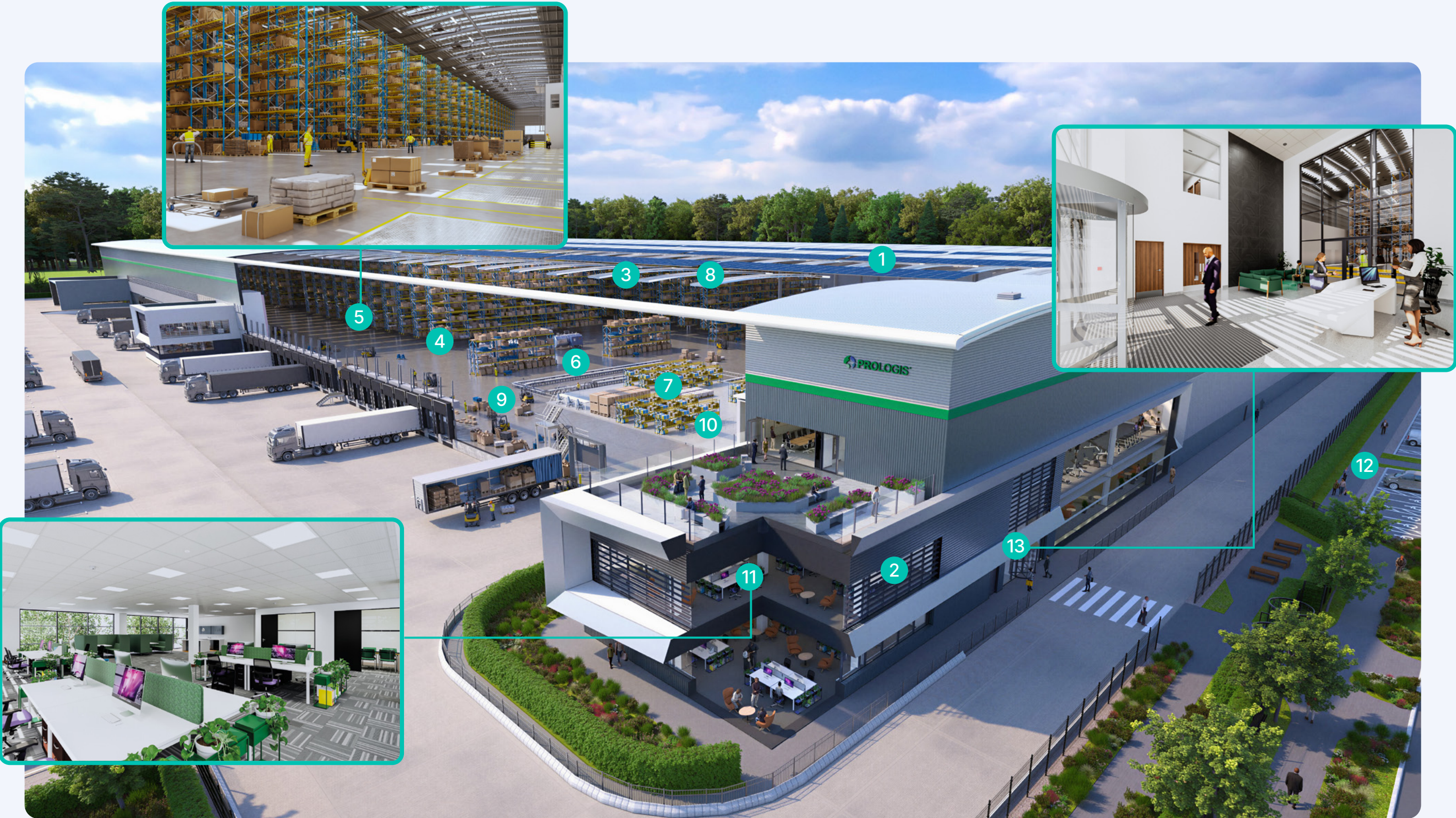
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly

- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation



PROLOGIS WATFORD IMPERIAL PARK UNIT 11A

WATFORD / WD24 4PP ///THAT.SQUARE.MOON

About Prologis

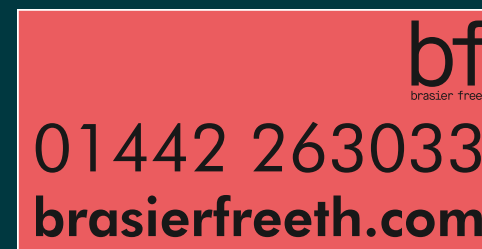
Prologis is the leading developer and owner of logistics property in the UK and worldwide.

We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk

Viewings

For further information or to arrange a viewing, please contact:



Claire Madden
07540 107 824
claire.madden@brasierfreeth.com

Tim Howlings
07702 884 402
tim.howlings@brasierfreeth.com



Alex Kington
07717 704 538
alex.kington@logixproperty.com

Callum Moloney
07815 692 996
callum.moloney@logixproperty.com



Claudia Harley
07553 332 830
claudia.harley@prologis.com

Jason Pickering
07702 137 380
jason.pickering@prologis.com

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