28 30 GREENHILL CRESCENT WATFORD BUSINESS PARK

CROSSBAY

Unit 28-30, GREENHILL, WATFORD
BUSINESS PARK, WD18 8YB

	Miles	Hrs:Mins
Watford Junction	2	00:08
J5 M1	5	00:10
Watford Underground	2	00:12
London Heathrow	19	00:25

The Perfect Base for London & Home Counties Distribution

LOCATION

28 - 30 Greenhill Crescent occupies a prime position within Watford Business Park, with excellent access to Greater London and the Home Counties. The site benefits from immediate links to the A4178 and A412, connecting to the wider motorway network, including the M1, M25 (J20–21a), M40 and A1(M). Its strategic location also provides easy access to Heathrow Airport and a large consumer base.

	Miles	Hrs:Mins
Central London	20	00:45
Reading	38	00:50
Oxford	48	01:00

	Miles	Hrs:Mins
Birmingham	105	01:30
Southampton	80	01:45

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Flexible Industrial Space

SPECIFICATIONS

- Clear Height (6.1m, rising to 7.5m at Apex)
- 4 Full Height Loading Doors & 3 Level Access Van Loading Doors
- 40 Car Parking Spaces
- EPC Rating A (Target)
- Power Supply 140 kVA
- Yard Depth 25m
- Secure Self-Contained Yard
- Open Plan Cat A Offices
- LED Lighting
- EV Charging
- Minimum 15 Year Roof Warranty
- Flexible Layout Configuration

DESCRIPTION

A modern warehouse opportunity located within Watford Business Park, offering excellent connectivity to Greater London and the national motorway network. The property benefits from 7 ground level loading doors, clear internal heights of 6.1m rising to 7.5m, a secure self-contained yard and 40 car parking spaces, making it well suited to industrial, trade counter, storage and distribution occupiers.

UNIT 28 - 30	SQ FT	SQ M
WAREHOUSE AND UNDERCROFT	26,339	2,447
FIRST FLOOR OFFICE	4,413	410
TOTAL (GEA)	30,752	2,857

Positioned at the Heart of a Skilled, Connected Workforce

EXTENSIVE LABOUR CATCHMENT

2,500,000

Source: **ONS** 1

Within a 30-minute drive, the unit benefits from access to over 2.5 million people, providing occupiers with a deep and diverse labour pool to support operations at scale.

STRATEGIC ROAD NETWORK ACCESS

Positioned within the M25 with direct access to the M1, M25 and A41, enabling efficient distribution and easy commuting.

M25

Source: **Ordnance Survey** 3

ECONOMICALLY ACTIVE

Watford boasts an economically active population significantly above the UK average, ensuring a strong supply of available and work-ready employees across multiple sectors.

80%

Source: **ONS** 2

EXCEPTIONAL CONNECTIVITY

Direct rail services to London Euston in under 20 minutes provide access to one of Europe's largest employment markets, enhancing recruitment reach and business connectivity.

00:20

Source: **National Rail Enquiries** 4

SKILLED & EDUCATED TALENT BASE

A highly qualified workforce underpins the local economy, with over 40% of residents educated to degree level, supporting both operational and managerial roles.

40%

Source: **ONS** 5

A Rare Self-Contained Industrial Warehouse Opportunity

Unit 28–30 benefit from excellent connectivity to Central London and the wider motorway network, with direct access to the M1 (J5) and M25. Watford Junction provides fast rail services to London Euston and key regional destinations.

BY CAR

MOTORWAYS / JUNCTIONS	MILES	HRS:MINS
M1 (J5)	5	10
M25 (J18)	4.5	10
M25 (J17)	5	12
M25 (J19)	5.5	13
M25 (J20)	6.5	15

CITIES / TOWNS	MILES	HRS:MINS
WATFORD TOWN CENTRE	3	00:08
ST ALBANS	11	00:28
HEMEL HEMPSTEAD	13	00:23
CENTRAL LONDON	20	00:45

AIRPORTS	MILES	HRS:MINS
HEATHROW	19	00:25
LONDON LUTON	18	00:25
LONDON STANSTED	45	00:55
BIRMINGHAM	110	01:30

BY TRAIN

VIA WATFORD JUNCTION	HRS:MINS
LONDON EUSTON	00:15
MILTON KEYNES	00:45
CLAPHAM JUNCTION	00:43
ST ALBANS ABBEY	00:17
BIRMINGHAM NEW STREET	01:30

CROSSBAY

28
30

GREENHILL CRESCENT
WATFORD BUSINESS PARK

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Lease Terms
Available by way of new FRI lease.

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

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

VAT
VAT will be charged at the prevailing rate.

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