

VALOR PARK

WATFORD



UNIT 3 AVAILABLE Q2 2024
**INDUSTRIAL / URBAN LOGISTICS
WAREHOUSE UNIT
UNDER REFURBISHMENT
12,469 SQ FT (1,158.5 SQ M)**

JUST MINUTES AWAY FROM DENSE URBAN POPULATION EXCELLENT CONNECTIONS 1 MILE FROM THE M1 AND WATFORD JUNCTION STATION



LOCAL
OCCUPIERS:



WOLSELEY



Topps Tiles



12,469 SQ FT UNDER REFURBISHMENT AVAILABLE Q2 2024

DESCRIPTION

Unit 3 is situated in a terrace of 4 units and occupies a prominent position on the front of the industrial estate.

The unit will benefit from a comprehensive refurbishment to provide electric loading doors and modern, high-quality ground and first floor offices.

ACCOMMODATION

UNIT 3	SQ FT	SQ M
WAREHOUSE	10,084	936.9
GF OFFICES	704	65.4
FF OFFICES	1,681	156.2
TOTAL GEA	12,469	1,158.5



FIRST FLOOR OFFICES



SECURE SITE



2 ELECTRIC LOADING DOORS



MINIMUM EAVES HEIGHT OF 8M



YARD WITH 29M DEPTH



7 CAR PARKING SPACES

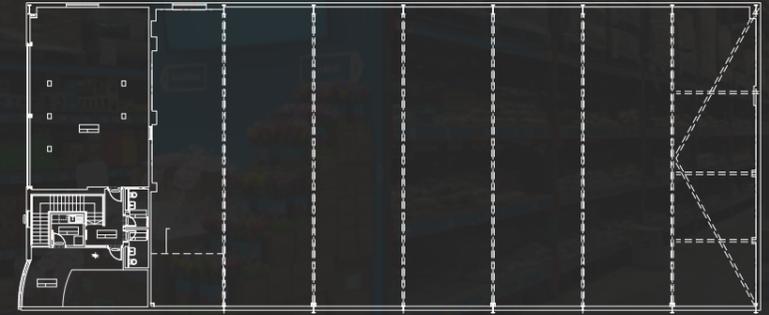


PROMINENT FRONTAGE TO COLONIAL WAY

GROUND FLOOR
10,788 SQ FT



FIRST FLOOR
1,681 SQ FT



COLONIAL WAY

