VALOR
REAL ESTATE PARTNERS

VALOR PARK
WATFORD



UNITS 1 & 3 AVAILABLE NOW

INDUSTRIAL / WAREHOUSE UNITS

12,776 SQ FT - 18,616 SQ FT

JUST MINUTES AWAY FROM DENSE URBAN POPULATION EXCELLENT CONNECTIONS

1 MILE FROM THE M1 AND WATFORD JUNCTION STATION

CENTRAL LONDON
40 MINS, (20 MILES)

M1

J5

VALOR PARK
WATFORD

COLONIAL WAY

TOOLSTATION

RS

SCREWFIX

HOWDENS

Topps Tiles

euro CAR PARTS

selco

COLONIAL WAY

HANCOCKS

IMPERIAL WAY

IMPERIAL WAY

LOCAL OCCUPIERS:

SCREWFIX

euro CAR PARTS

selco

WOLSELEY

EDMUNDSON ELECTRICAL

Topps Tiles

Wickes

T·K·maxx

12,776 SQ FT - 18,616 SQ FT AVAILABLE NOW

DESCRIPTION

Unit's 1&3 are end of terrace units offering strong prominence onto Colonial Way. The units benefit from electric loading doors and modern, high quality first floor offices.

ACCOMMODATION

UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	TOTAL SQ FT (GEA)	TOTAL SQ M
1	15,026	3,589	**18,616**	**1,729.5**
3	10,853	1,923	**12,776**	**1,186.9**

FULLY FITTED OFFICES

SECURE SITE

2 ELECTRIC LOADING DOORS PER UNIT

MINIMUM EAVES HEIGHT OF 7.3M

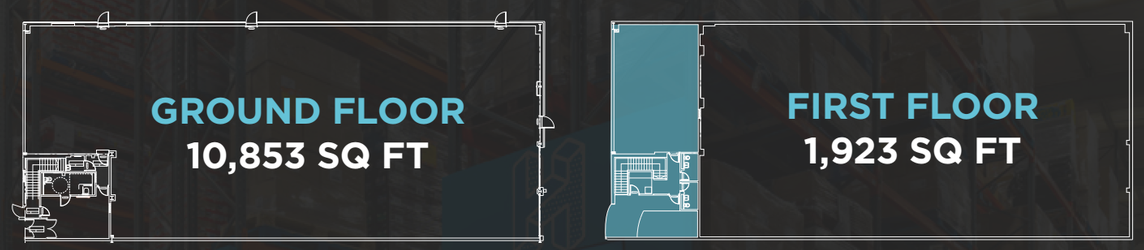
29M YARD DEPTH

UNIT 1: X
UNIT 3: 23

PROMINENT FRONTAGE ONTO COLONIAL WAY

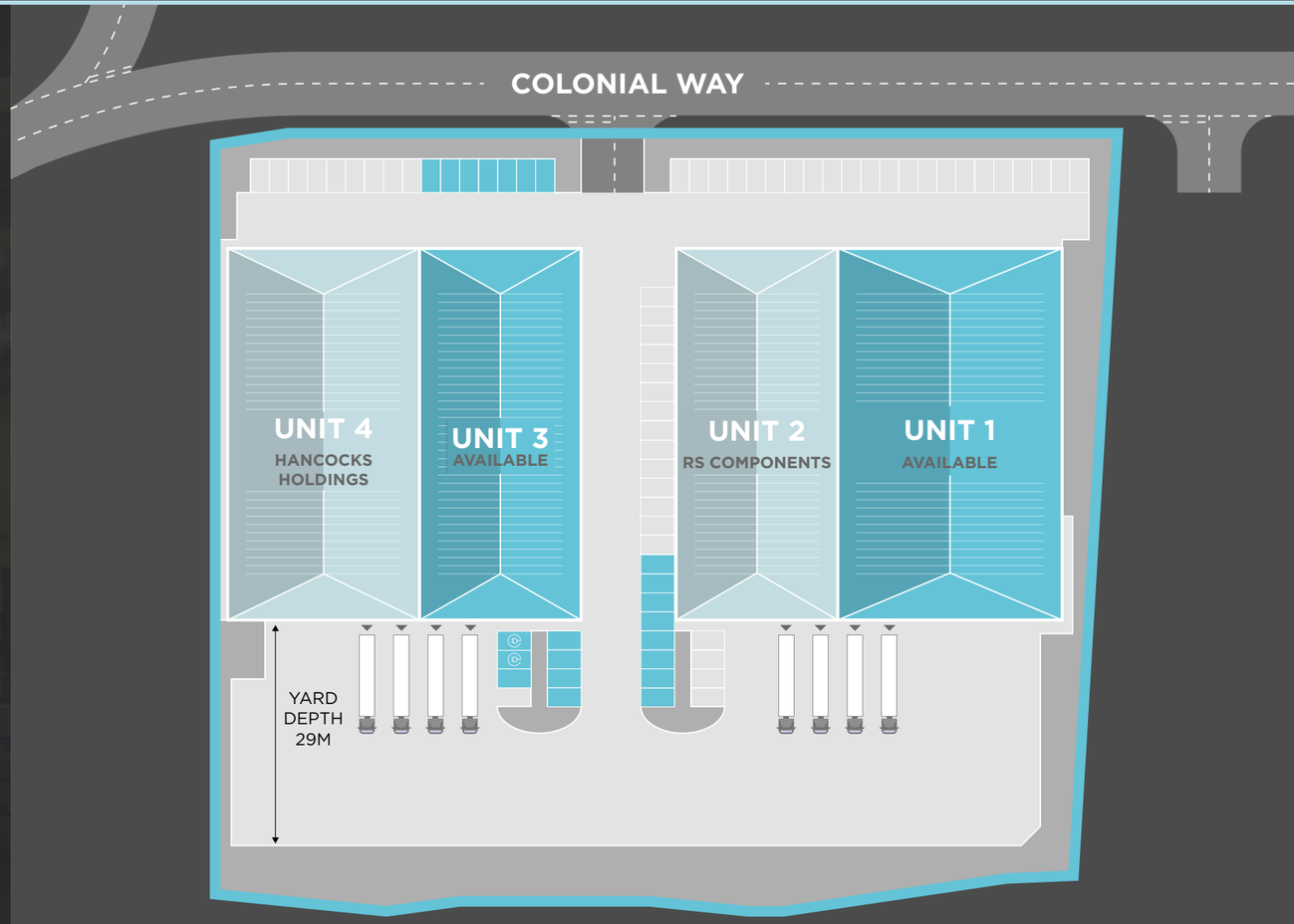
UNIT 1 EPC C
UNIT 3 EPC A

UNIT 3



UNIT 1






UNIT 3

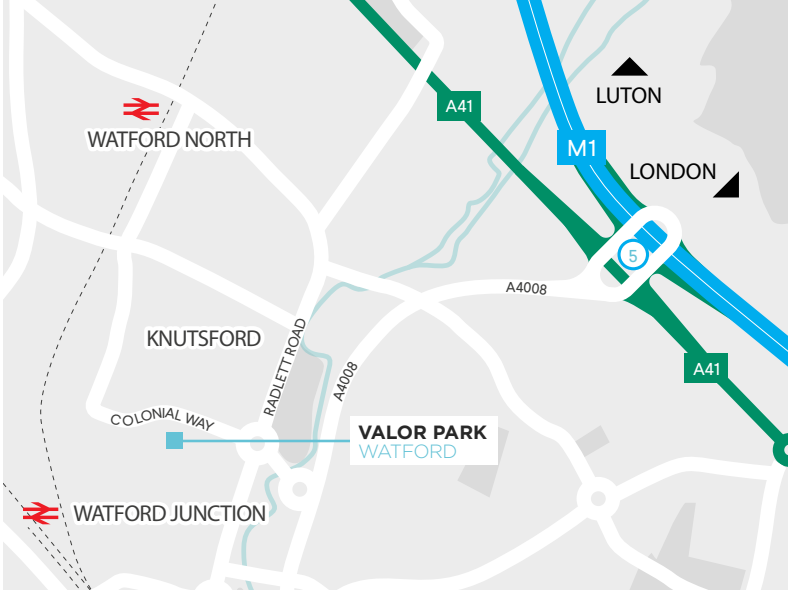

UNIT 3


UNIT 3


EV
EV
UNIT 3


UNIT 3





LOCATION

Valor Park Watford is situated on Colonial Way which, along with Imperial Way, provides the main route through Watford's central commercial and industrial district. Colonial Way and Imperial Way attract a high-profile occupier base providing both headquarters and regional distribution hubs, with notable local occupiers.

Watford is the principal commercial centre in the north-west of the M25, with a catchment population of 96,600. The town provides an established commercial hub with a dominant Greater London economy.

EPC

UNIT 1: C , UNIT 3: A

RENT

Upon Application.

TERMS

A new FRI lease on terms to be agreed.

LOCATIONS	MINS	MILES
M1 - J5	3 min drive	1.1
A41	3 min drive	1.1
M25 - J21	6 min drive	4.5
A406	12 min drive	11.2
A1	14 min drive	11.5
M40 - J1	20 min drive	13.8
Central London	40 min drive	20
Canary Wharf	50 min drive	24.3

TRAIN STATIONS	MINS	MILES
Watford Junction	3 min drive	1
Watford North	3 min drive	1
Watford Underground	3 min drive	2.2
London Euston	22 min train	16





For further information or to arrange an inspection please contact joint sole agents:

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