REFURBISHED OFFICE ACCOMMODATION

BRE Science Park, Watford

Bucknalls Lane,
Watford
WD25 9XX

BREGROUP.COM



Contents

1. Summary
2. The Park
3. Availability
4. Location
5. Contact





1. Summary

Picturesque and active campus with tenant friendly amenities to appeal to a wide ranging workforce

Refurbished office accommodation and reception

Option to provide both unfitted office space or plug & play opportunities

Good on-site parking provision

Bus service to Watford Junction / cycle hire facilities

M1 J6 within 1.3 miles and M25 J21 within 2.0 miles of the Park

2. The Park

BRE Science Park is a 49 acre Campus which is home to a number of tenants including BBA, Geolabs and NHS. The site benefits from a number of amenity and services including an onsite café, break out areas, lecture theatre and conference facilities, in addition to a football field and tennis courts.

VIEW PHOTO GALLERY

WATCH VIDEO



1 Reception 2 Café 3 Lecture Theatre 4 Conference Centre 5 Sports Field

6 Tennis Courts 7 Security 8 Créche 9 Bus Stop

2. The Park - Images

Some of the Park facilities



Lecture theatre



Café



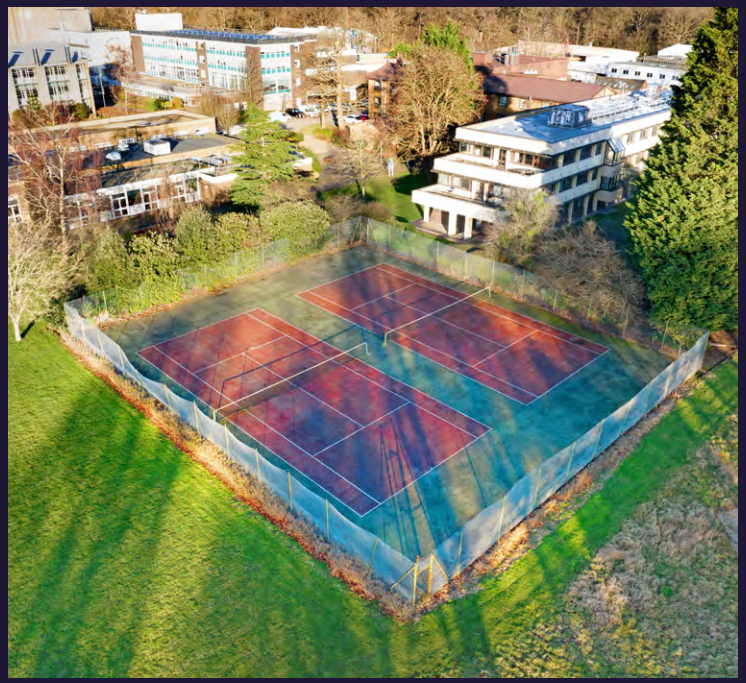
Break-out Area

2. The Park - Images

Some of the Park facilities



EV Chargers



Tennis Courts



Conference suite

3. Availability

BUILDING 16

Building 16 is a purpose built office building of three storeys that can be taken as a whole or individual floors. The space has some unique sustainability design features that allow for cost efficient heating and cooling of the accommodation. The offices can be made available on a plug and play or unfitted basis to suit an occupier.

Building 16

Ground floor	4,120 sq ft	382.80 sq m
First floor	4,120 sq ft	382.80 sq m
Second floor	4,120 sq ft	382.80 sq m
TOTAL	12,360 sq ft	1,148.40 sq m

EPC

More details available upon request.

Tenure

The accommodation is available on a new lease for a term to be agreed.



Rent

Upon application.

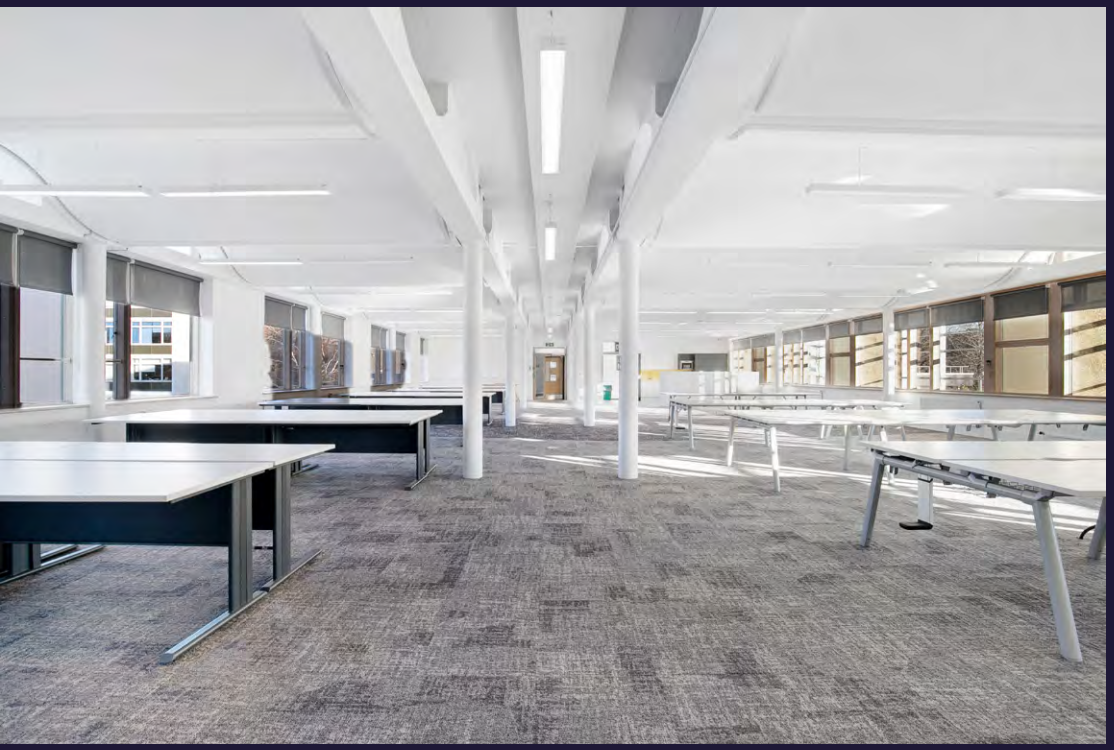
Rates

For information regarding business rates payable from 1st April 2024, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Building 16 - Images





Building 16 - Images





3. Availability

BUILDING 17

Building 17 has recently undergone a transformation internally with a full refurbishment of the communal and office areas. A new reception creates a sense of arrival with break out space for the benefit of all tenants. The available accommodation comprises two open plan offices on the ground floor with exposed services and gas central heating.



Building 17

GF Suite 1	840 sq ft	78 sq m
GF Suite 2	936 sq ft	87 sq m
TOTAL	1,776 sq ft	165 sq m

EPC

More details available upon request.

Tenure

The accommodation is available on a new lease for a term to be agreed.

Rent

Upon application.

Rates

For information regarding business rates payable from 1st April 2024, refer to the Local Rating Authority, Watford Borough Council – 01923 226400.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Building 17 - Images

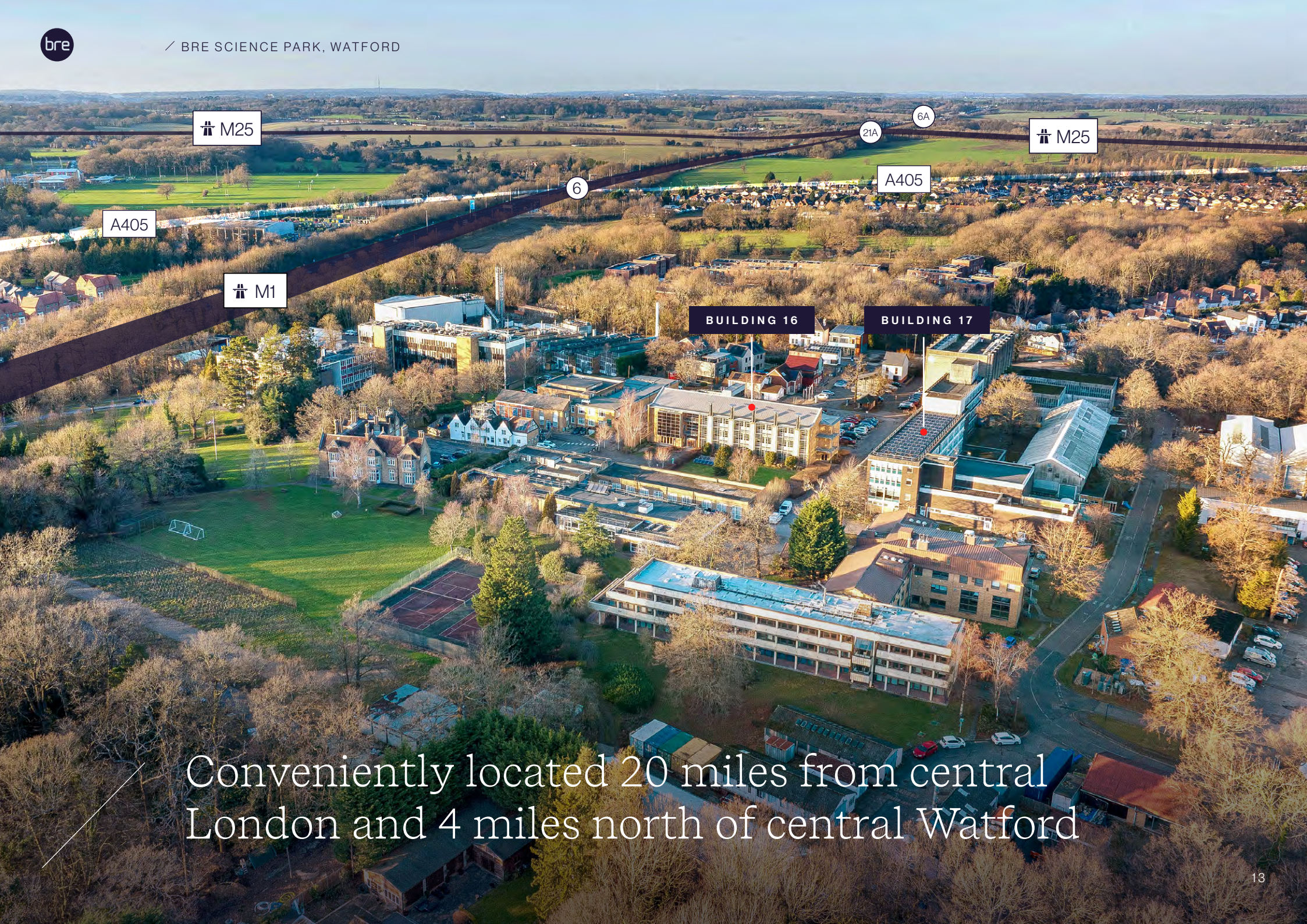




Building 17 - Images





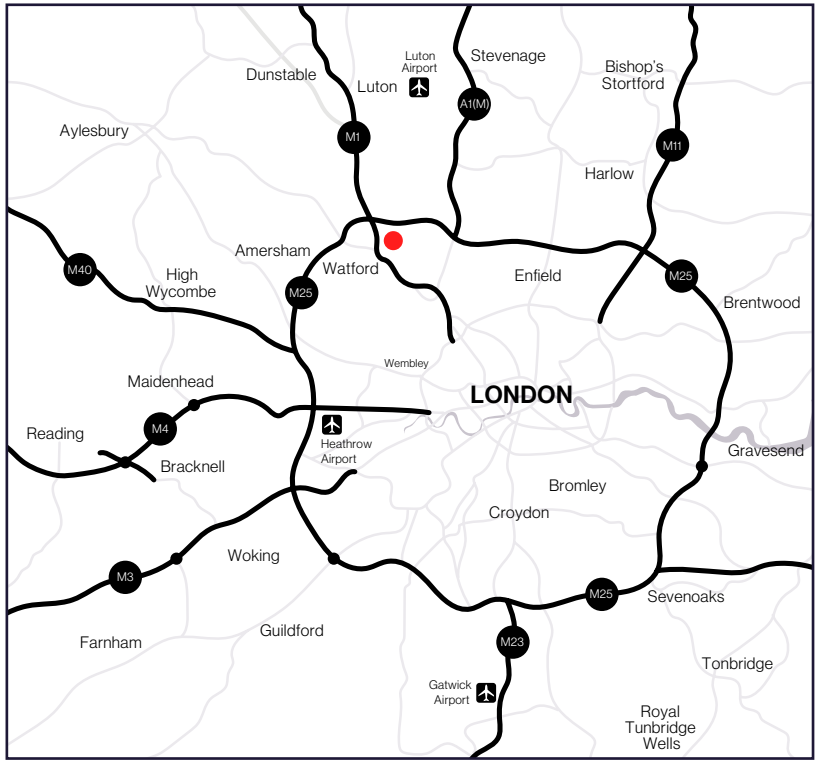


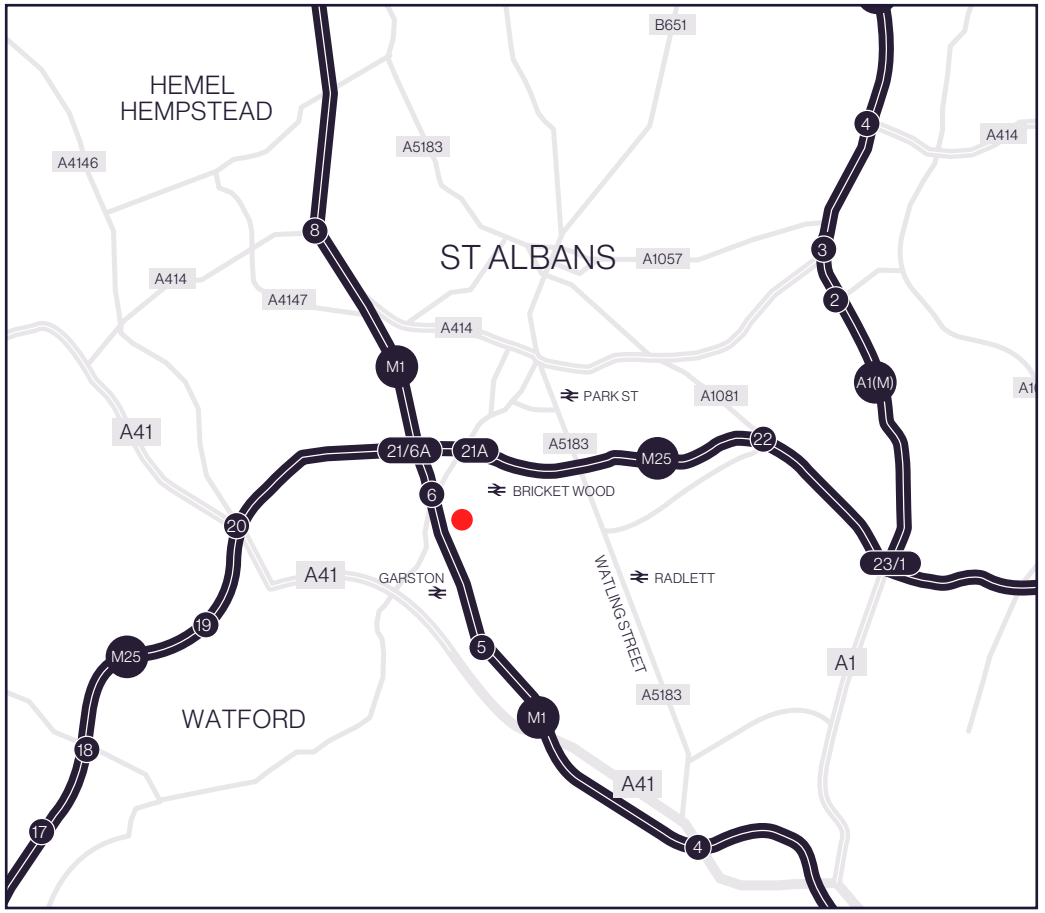
Conveniently located 20 miles from central London and 4 miles north of central Watford

4. Location

The Park is situated to the north of Watford with close proximity to the M1 (J6) and M25 (J21) which are both within 2 miles.

Rail services are available from Bricket Wood or Garston for a local service to St Albans or Watford which offer a fast service to London and the north. Alternatively Watford Junction station is 3.3 miles away to the south.





DISTANCES

Garston station	1.8 miles	Watford	3.9 miles
Bricket Wood station	2.7 miles	Watford Junction	3.2 miles
M1 (J6)	1.2 miles	Luton Airport	14.7 miles
M25 (J21a)	2 miles	Heathrow Airport	21 miles

5. Contact

For viewing and further information, please contact the sole agents:

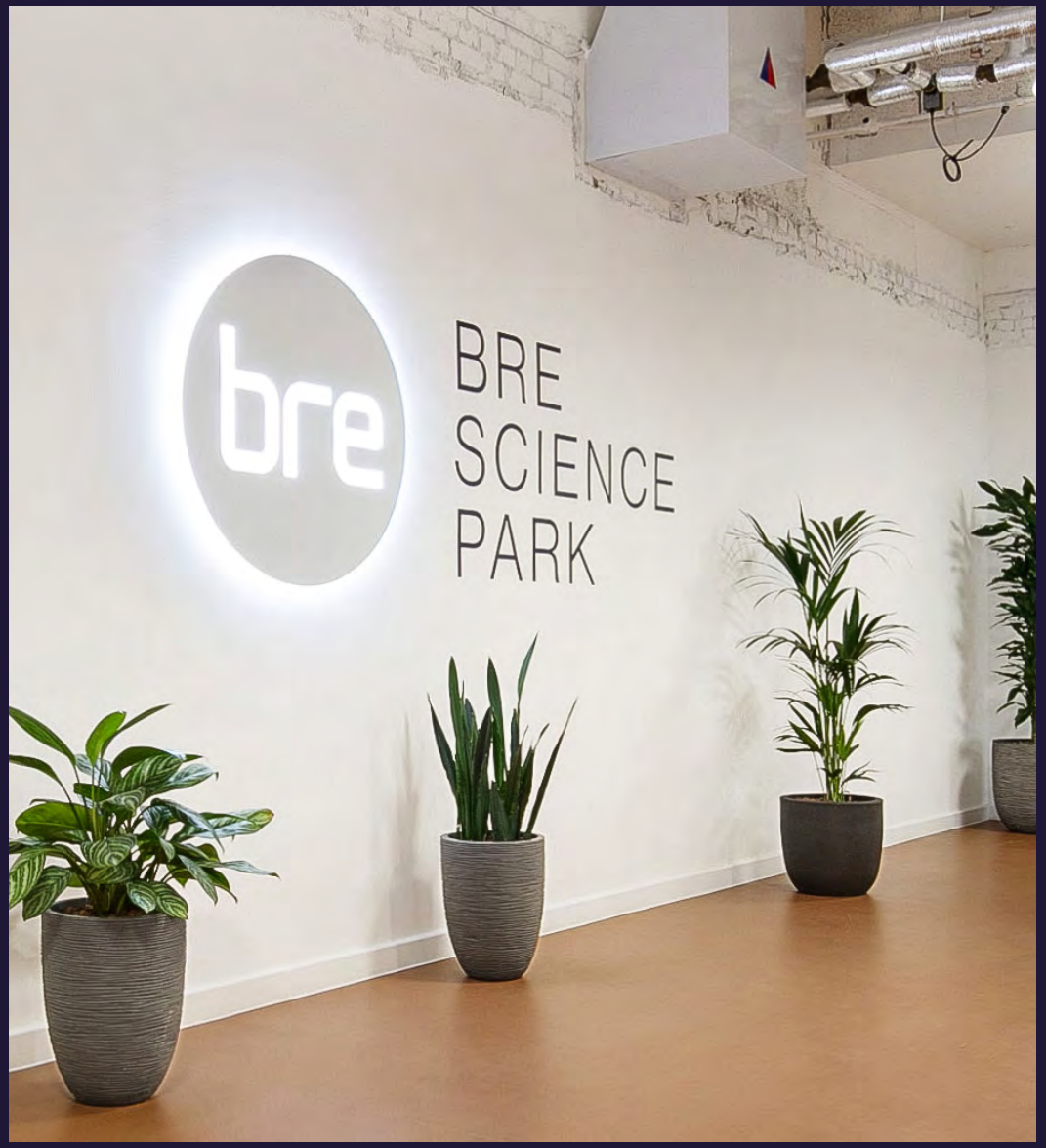
bf. brasier freeth
01923 210810
brasierfreeth.com

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Tim Howlings
07702 884402
tim.howlings@brasierfreeth.com

Marc Alder
07889 443713
marc.adler@brasierfreeth.com

BREGROUP.COM



These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth. 03/24

© 2024 WELLS DESIGN | All rights reserved | www.wells-design.co.uk