

SUNNINGDALE

The Belfry, 13 Colonial Way,
Watford, WD24 4WH

thebelfry-watford.co.uk

Fully refurbished, Grade A offices TO LET
from 5,622 to 11,602 sq ft

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DESCRIPTION

The Belfry comprises five modern office buildings surrounding a central landscaped garden.

The ground and first floors of Sunningdale have been fully refurbished and comprise of new: air conditioning, LED lighting, WCs and end of journey facilities including showers.

The offices have an excellent car parking ratio together with shared use of visitor parking and 8 communal EV charging points.





Ground floor

SPECIFICATION

New VRF
air conditioning

New suspended
ceilings with
LED lighting

New WCs and
new shower on
each floor

Full accessed
raised flooring

24 parking spaces
for ground floor
(Ratio 1:234 sq ft)

26 parking spaces
for first floor
(Ratio 1:230 sq ft)

Additional
visitor parking

8 communal EV
charging points

EPC rating: B







Ground floor









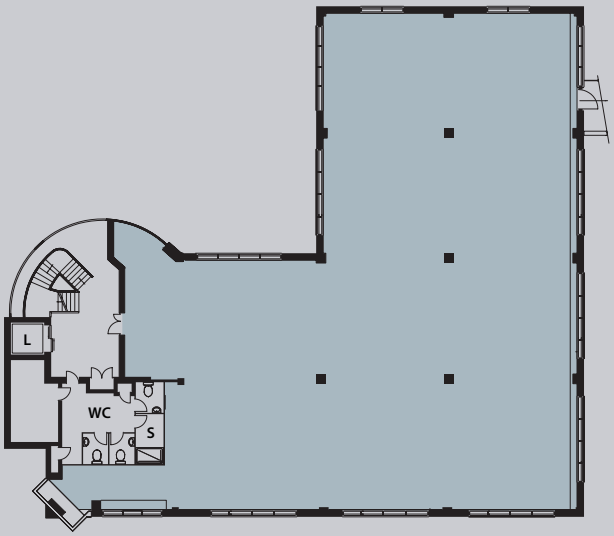


First floor

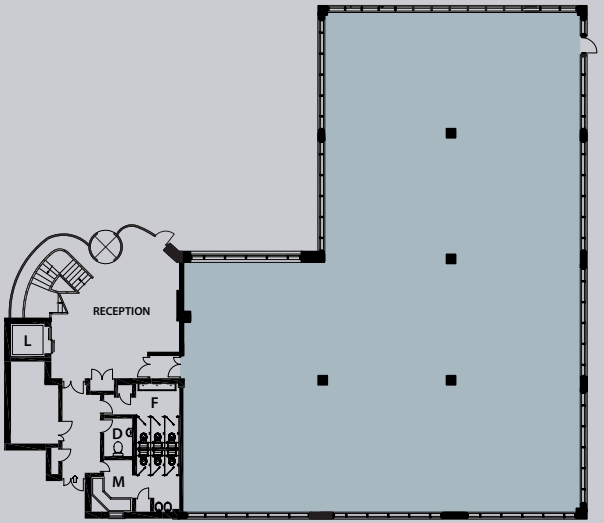
FLOOR AREAS

Floor	sq ft	sq m
First	5,980	555.6
Ground	5,622	522.3
Total	**11,602**	**1,077.9**

(Approx. IPMS.3 floor areas)



First floor plan



Ground floor plan

THE BELFRY

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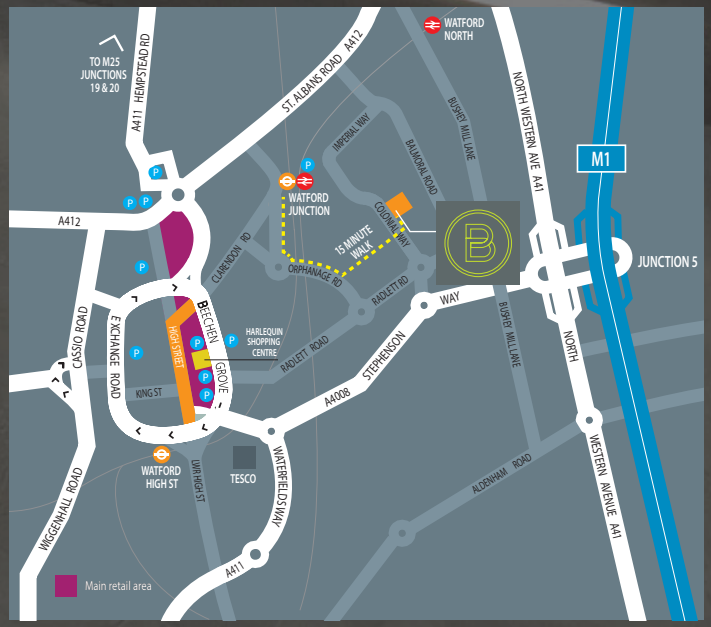














Location

The Belfry is located on Colonial Way close to Stephenson Way (A4008), which links Junction 5 of the M1 to Watford Town Centre.

Watford Junction Station (within a short walk), provides rail services to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 1 mile and Junction 19 of the M25 is within 3 miles. Nearby office occupiers include Wickes, JVCKenwood, Majestic Wine and Handelsbanken.

Communications

By Road

M1 Junction 5	1.1 miles
M25 Junction 19	4.0 miles
M25 Junction 21A	4.7 miles
M40	13.0 miles
Central London	21.5 miles
Heathrow Airport	22.4 miles
Luton Airport	17.6 miles
Stansted Airport	45.9 miles

By Rail (Watford Junction)

London Euston	15 min
Milton Keynes	21 min
Clapham Junction	40 min
Birmingham New Street	68 min

(Fastest times)

thebelfry-watford.co.uk

Terms
Upon application.

Viewing
Strictly by appointment through the joint agents.

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