



For Sale Freehold

Individual High Quality Business Building

45,621 Sq Ft (GIA) Approx on 2.1 Acre Site

- Detached building in secure contained site
- Consent to extend to 66,000 sq ft
- 123 parking spaces
- Excellent transport links

RADLETT ONE WD7 7HT



Modern Two-Storey Business Premises
45,621 Sq Ft (GIA) Approx

LOCATION

This is a highly accessible location close to the M25 (J21 & 22) and M1 (J6 & J6a) between Radlett, Watford and St Albans.

Radlett station provides a fast Thameslink service to London St Pancras. The property fronts onto the east side of Watling Street north of Radlett and just south of the major Parkbury / Ventura Park developments.

Heathrow, Luton and Stansted airports are all within easy reach.

The property is located in close proximity to the film and TV hub in Elstree and Borehamwood.

FLOOR AREAS

Ground Floor	22,798 Sq Ft
Lower 1	22,823 Sq Ft
Overall Total	**45,621 Sq Ft**

OVERALL SITE AREA

2.1 Acres

DESCRIPTION

Radlett One is an individual two storey business building standing in a fully self-contained landscaped site fronting onto Watling Street.

It is constructed of steel frame with attractive brick and glazed elevations and is arranged around a distinctive central atrium, providing excellent natural light.

The ground floor provides a single continuous and extremely flexible open plan space with ladies and gents WCs.

The entrance is on the south side of the building where there is level delivery / loading access. A smaller loading point is provided on the east elevation.

An internal staircase / goods-lift / passenger-lift provide access to the lower ground floor which encompasses an uninterrupted open area with columns supporting the upper floor. It has a headroom of approx. 2.92m.

The car park is attractively laid out with landscaping sympathetically designed in keeping with the green location.

The property could suit a range of uses including light Industrial, office, life science and R&D.







FEATURES

- 123 Parking Spaces
- Secure Self-Contained Site
- Single passenger Lift and Goods Lift
- Modern Construction and Appearance
- Loading Doors Measuring 3.00m by 3.00m
- Own Electrical Substation
- 8m Bell Mouth Entrance
- First floor clear head room 2.92m rising to 4.85m

TERMS

For sale freehold with vacant possession.
Price on application.The property is subject to VAT.

PLANNING APPLICATION GRANTED FOR ADDITIONAL FLOOR

Planning permission was granted in 2023 for a 19,806 sq ft (GIA) extension by way of an additional floor bringing the potential total floor area up to approx. 66,000 Sq Ft.

CGIs and plans are available upon request.

RADLETT ONE

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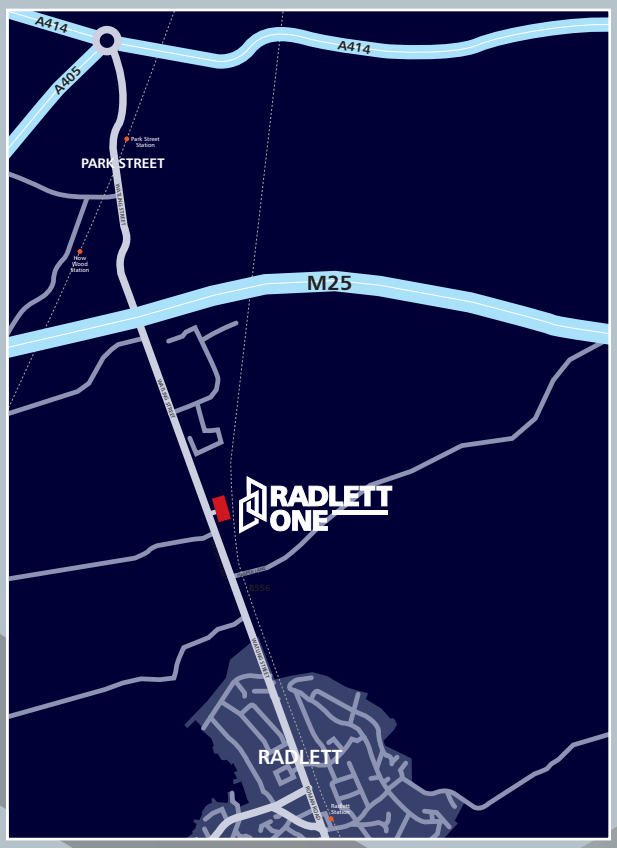

AVAILABILITY

Immediately on completion of legal formalities.

INSPECTION AND FURTHER INFORMATION

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