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TO LET

Brand New High Quality Industrial /  
Logistics Warehouse Development

13 Units Ranging From 7,500 to 58,000 Sq Ft

Available Q4 2026

# WatfordWorks

Tolpits Lane, Watford, WD18 9BL

Developed By



Leasing Agents



WiredScore  
PRE-CERTIFIED

Enabling businesses to maximise their consumer base providing excellent access to the M1 & A41 (3.3 miles), M25 (4.1 miles), Heathrow Airport, and Greater London.



CENTRAL LONDON

22.8 miles



M1, J5

4.6 miles

M25

J20 M25

J5 M1

M1

Tolpits Lane

Site Entrance

Tolpits Lane

Tolpits Lane



HEATHROW AIRPORT

14.2 miles



M25, J17

4.1 miles

# WatfordWorks

Indicative CGI

# Watford Works: Real Estate Solutions That Do the Heavy Lifting.

Watford Works sets the benchmark for flexible, ESG-compliant industrial and logistics space - designed to future-proof your operations and empower sustainable growth.



# Schedule of Accommodation

| Unit 1.            | SQ M         | SQ FT        |
|--------------------|--------------|--------------|
| Ground Floor       | 536.9        | 5,779        |
| First Floor        | 138.4        | 1,489        |
| Mezzanine          | 131.2        | 1,412        |
| <b>Total (GEA)</b> | <b>806.4</b> | <b>8,680</b> |

| Unit 2.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 943.5          | 10,156        |
| First Floor        | 146.3          | 1,575         |
| Mezzanine          | 146.3          | 1,575         |
| <b>Total (GEA)</b> | <b>1,236.2</b> | <b>13,306</b> |

| Unit 3.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 1,141.22       | 12,284        |
| First Floor        | 171.54         | 1,847         |
| Mezzanine          | 191.4          | 2,060         |
| <b>Total (GEA)</b> | <b>1,504.1</b> | <b>16,190</b> |

| Unit 4.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 1,312.8        | 14,131        |
| First Floor        | 175.3          | 1,886         |
| Mezzanine          | 197.9          | 2,130         |
| <b>Total (GEA)</b> | <b>1,685.9</b> | <b>18,147</b> |

| Unit 5.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 1,313.9        | 14,143        |
| First Floor        | 174.3          | 1,876         |
| Mezzanine          | 198.9          | 2,141         |
| <b>Total (GEA)</b> | <b>1,687.0</b> | <b>18,159</b> |

| Unit 6.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 2,907.3        | 31,294        |
| First Floor        | 317.3          | 3,416         |
| Mezzanine          | 505.6          | 5,442         |
| <b>Total (GEA)</b> | <b>3,730.2</b> | <b>40,152</b> |

| Unit 7.            | SQ M         | SQ FT         |
|--------------------|--------------|---------------|
| Ground Floor       | 739.2        | 7,957         |
| First Floor*       | 210.9        | 2,270         |
| Mezzanine          | -            | -             |
| <b>Total (GEA)</b> | <b>950.1</b> | <b>10,227</b> |

| Unit 8.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 944.5          | 10,166        |
| First Floor        | 162.9          | 1,753         |
| Mezzanine          | 139.2          | 1,498         |
| <b>Total (GEA)</b> | <b>1,246.5</b> | <b>13,418</b> |

| Unit 9.            | SQ M           | SQ FT         |
|--------------------|----------------|---------------|
| Ground Floor       | 944.5          | 10,166        |
| First Floor        | 162.8          | 1,753         |
| Mezzanine          | 139.0          | 1,498         |
| <b>Total (GEA)</b> | <b>1,246.5</b> | <b>13,418</b> |

| Unit 10.           | SQ M         | SQ FT        |
|--------------------|--------------|--------------|
| Ground Floor       | 719.4        | 7,743        |
| First Floor        | 101.9        | 1,097        |
| Mezzanine          | 102.4        | 1,102        |
| <b>Total (GEA)</b> | <b>923.7</b> | <b>9,942</b> |

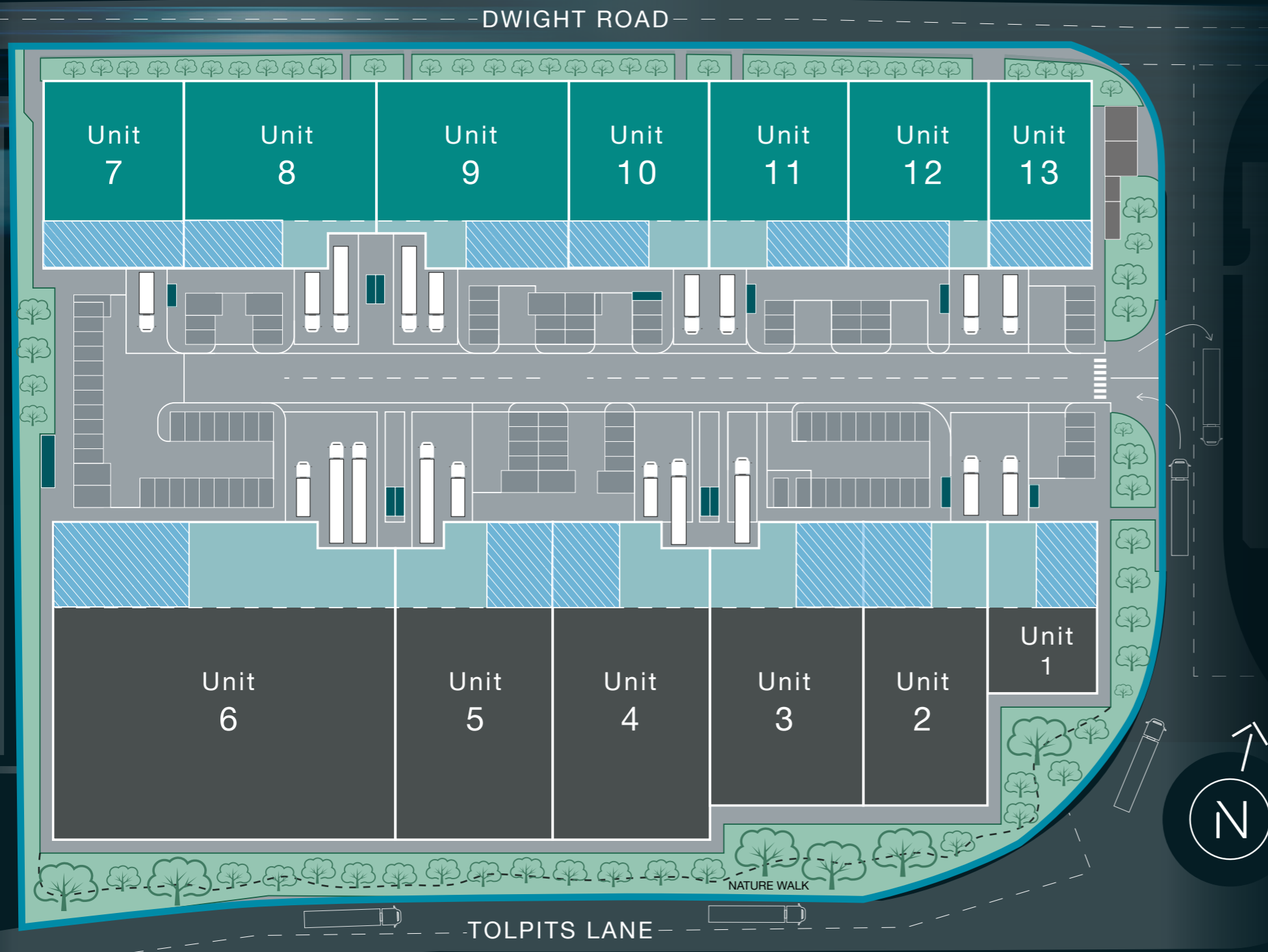
| Unit 11.           | SQ M         | SQ FT        |
|--------------------|--------------|--------------|
| Ground Floor       | 719.4        | 7,743        |
| First Floor        | 101.9        | 1,097        |
| Mezzanine          | 102.4        | 1,102        |
| <b>Total (GEA)</b> | <b>923.7</b> | <b>9,942</b> |

| Unit 12.           | SQ M         | SQ FT        |
|--------------------|--------------|--------------|
| Ground Floor       | 719.4        | 7,743        |
| First Floor        | 142.4        | 1,097        |
| Mezzanine          | 61.9         | 1,102        |
| <b>Total (GEA)</b> | <b>923.7</b> | <b>9,942</b> |

| Unit 13.           | SQ M         | SQ FT        |
|--------------------|--------------|--------------|
| Ground Floor       | 544.2        | 5,858        |
| First Floor        | 156.6        | 1,686        |
| Mezzanine          | -            | -            |
| <b>Total (GEA)</b> | <b>700.8</b> | <b>7,543</b> |

All floor areas are approximate gross external areas.





# Innovative Spaces Built to Work for You.

Units can be combined to provide sizes from 7,500 to 58,000 sq ft

| PHASE               |  |
|---------------------|--|
| Phase 1             |  |
| Phase 2             |  |
| LEVEL               |  |
| Mezzanine           |  |
| First Floor Offices |  |

# Market Leading Specification.



Level Loading  
Doors to All Units



Loading Capacity  
50kN/m<sup>2</sup>



2 MVA Power  
Across the Scheme



Mezzanine Storage with  
10kN/m<sup>2</sup> Floor Loading



Clear Height  
10m\*



24/7 Unrestricted  
Access



Ample  
Car Parking



Goods Lift Ready  
(Pre-Installed in Unit 6)



Fitted First  
Floor Offices



Secure  
Cycle Storage



\*Unit 1 Clear Height of 8.4m

# Setting the Standard at Watford Works.

Sustainability driven design to cut energy use, carbon emissions & occupational running costs.

Watford Works is targeting BREEAM 'Outstanding' and EPC 'A+' accreditations and all units will benefit from the following enhanced ESG specification:



WiredScore Pre-Certified



BREEAM 'Outstanding' Rating (Target)



EPC A+ (Target)



EV Charging Points



Photovoltaic Panels



Green Roof Incorporated onto Unit 1



Enhanced Landscaping



North Facing Roof Lights to Improve Natural Daylight Within The Units



Bicycle Racks



Enhanced Fabric Insulation and Air Tightness



Enhanced Solar Control Glazing to Reduce Solar Heat Gains

# Access that Works. Connecting People & Places.

Watford Works is located on Tolpits Lane with 6 motorway junctions within a 5-mile radius and neighbouring occupiers including Howdens, Toolstation, Screwfix, Majestic Wine, and Sigma Pharmaceutical.

| By Road             | Miles |
|---------------------|-------|
| Rickmansworth       | 2.6   |
| M25 J17             | 4.1   |
| M1 J5               | 4.6   |
| M40 J1A             | 10.2  |
| A406 / N. Circular  | 15.1  |
| Central London      | 22.9  |
| By Air              | Miles |
| Heathrow Airport    | 14.2  |
| Luton Airport       | 20.3  |
| By Rail             | Miles |
| Watford Underground | 1.8   |
| Watford Junction    | 2.5   |

Source: Google Maps

The estate benefits from proximity to public transport options including Watford Underground Station (Metropolitan Line services), Watford Junction Station (Overground & National Rail services), and local bus services to Watford and Rickmansworth.

Postcode: WD18 9BL



# Watford Works: Harder, Smarter, Better.



## Skilled Workforce Availability



801,500 economically active people in the local area. Equates to 82.1% which is above the national average (78.4%)



Average hourly rates for a warehouse operative in Watford advertised at £12.79 which is in line with the national average



Strong labour force with 68% of existing workers coming from within 30 minutes



Over 35% of the local workforce are employed in admin, skilled trade, machine operative and elementary occupations

## Prime Location and Connectivity to London



Optimal location for multiple distribution centre networks (Watford is a top 20% UK logistics locations for 1-6 DC networks)



17 million people reachable in 90 mins (top 10% vs other UK logistics locations) so well aligned for local distribution purposes



Excellent access to Heathrow Airport (within 11 miles) and major road network (6 motorway junctions within 5 miles)



Good access to parcel carrier network

### Lease Terms

Units are available on new full repairing & insuring leases on terms to be agreed.  
Quoting rent available upon request.

### Legal Costs

Each party will be responsible for their own legal costs from the transaction.

For All Enquiries &  
Further Information, Please Contact:

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