

DELANCEY
TO LET



UNIT 1

**WATFORD
LOGISTICS
HUB**

J5 M1
COLONIAL WAY
WATFORD
WD24 4PX

PRIME URBAN WAREHOUSE / LOGISTICS UNIT

54,013 SQ FT (5,018.0 SQ M) TO LET



glitz.proof.stray

**HOLLIS
HOCKLEY**

UNIT
1

AVAILABLE

INTRODUCING...

Watford Logistics Hub is a brand new development of three high specification distribution warehouse units each with high quality office finishes including raised access floors and ample car parking facilities.



UNIT 1



2 DOCK LEVEL AND
3 LEVEL ACCESS DOORS



CLEAR INTERNAL
HEIGHT OF 12.0M



SELF CONTAINED AND
SECURE YARD



50KN/M2
FLOOR LOADING



1 MVA
POWER SUPPLY

ACCOMMODATION GEA

	Ground Floor		First Floor		Second Floor		Total		STATUS
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	
Unit 1	42,373	3,936.6	5,820	540.7	5,820	540.7	54,013	5,018.0	AVAILABLE



CONSENTED
FOR PLANNING USE
CLASSES E(g), B2 & B8

READY FOR IMMEDIATE OCCUPATION

A41/M1 Junction
↙

A4008

Watford Town Centre

Holiday Inn

Watford Junction

WATFORD LOGISTICS HUB

VINCI

EDMUNDSON ELECTRICAL

Colonial Way

TOOLSTATION

Topps Tiles

SIGMA
logistics director

CEF

antalis™

UNRIVALLED SUSTAINABILITY



AIR SOURCE HEAT PUMPS HEAT/COOL OFFICES AND PROVIDE HOT WATER



PIR SENSOR CONTROLLED LIGHTING (TO OFFICES, CAR PARKS & YARDS)



EPC A+



BREEAM 'EXCELLENT' STATUS



SOLAR PV PANELS AS STANDARD



25% EV CAR CHARGING POINTS



15% ROOF LIGHTS FOR IMPROVED NATURAL LIGHT

LOCATION

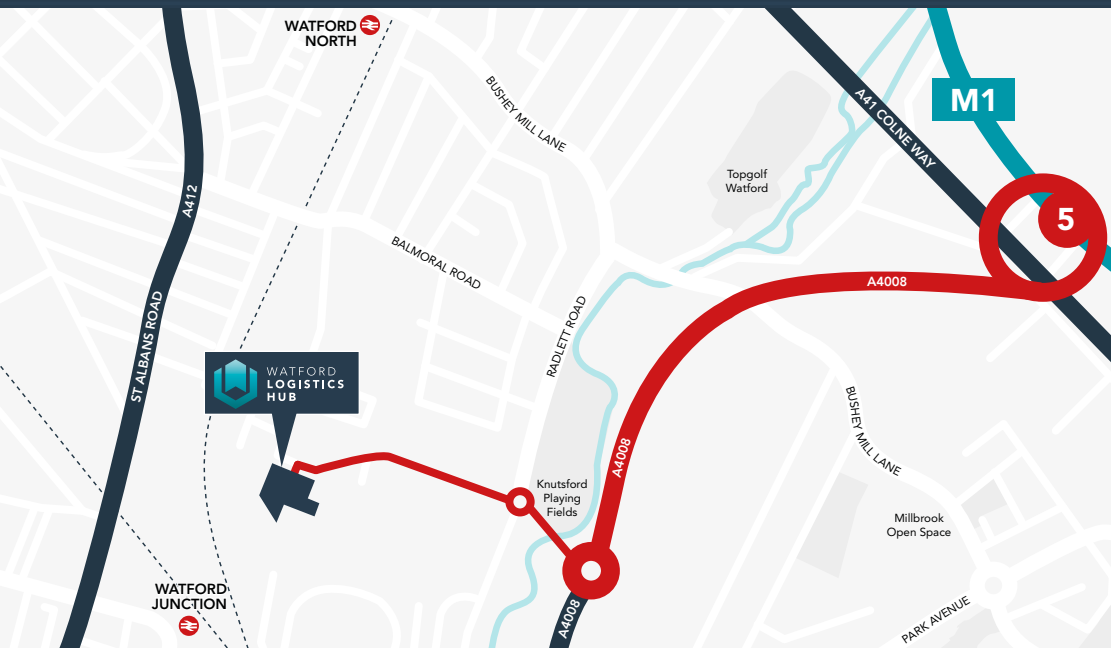
Watford Logistics Hub lies to the north of Watford Town centre, less than 1.5 miles from the M1 J5. It is excellently located to access the M1, M25 (J20, J21 & J21a), M40, A1M, Heathrow Airport and Greater London and its strategic position will enable businesses to access a large consumer base. The site is accessed via Colonial Way and A4008, which connects to the A41 & M1 J5. Watford Junction train station is within walking distance of Watford Logistics Hub.

TRAVEL DISTANCES (BY CAR)

	Time	Distance
Watford to Heathrow	25 mins	22 miles
Watford to Central London	44 mins	20 miles
Watford to Southampton	1hr 29 mins	82 miles
Watford to Felixstowe	1hr 45 mins	101 miles
Watford to Birmingham	1hr 51 mins	100 miles

Time/distances calculated using google maps

WD24 4PX



LEASE TERMS

Available by way of new FRI leases.

LEGAL COSTS

Each party will be responsible for their own costs in any transaction.

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

VAT

VAT will be charged at the prevailing rate.

ALL ENQUIRIES

For further information contact the joint agents:

Gus Haslam

T: 07885 596 877

E: gus.haslam@knightfrank.com

Charlie Perkins

T: 07974 366 158

E: charlie.perkins@knightfrank.com

Will Merrett-Clarke

T: 07774 269 443

E: william.merrett-clarke@hollishockley.co.uk

Freddie Chandler

T: 07935 769 627

E: freddie.chandler@hollishockley.co.uk

DISCLAIMER: All details in these particulars are given in good faith, but Hollis Hockley and Knight Frank for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Hollis Hockley and Knight Frank have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hollis Hockley and Knight Frank, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Hollis Hockley and Knight Frank or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued Feb 2026. Designed and produced by Creativeworld T: 01282 858200



DELANCEY

watfordlogisticshub.co.uk