

To Let

125-127 The Parade, Watford, WD17 1NA



REF: AMP4518

- Former Nightclub situated in a highly prominent town centre location
- Providing flexible first and second floor accommodation
- Approximately 19,500 sq. ft.
- Public parking available nearby
- Sui Generis Use - Ideal for a variety of uses including Events, Soft Play, Climbing and many others - subject to necessary consents
- The premises also features expansive open areas with impressive floor to ceiling heights throughout

Description

The property comprises a prominently positioned commercial building arranged over ground, first and second floors, providing flexible accommodation suitable for a wide range of occupiers, subject to any necessary consents.

The main entrance is at ground floor level, with the accommodation benefitting from open-plan layouts and a configuration that can be adapted to suit individual operational requirements

Occupying a highly visible position within Watford town centre, the property benefits from strong accessibility, with a number of public car parks located nearby, providing convenient parking for staff and visitors.

The property is available to let on flexible lease terms, tailored to occupier requirements. The purchase of the site may also be considered, presenting an attractive opportunity for owner-occupiers or investors seeking long-term value.

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The property has been cleared of the previous tenant's fixtures and fittings, providing a blank and flexible space ready for an incoming occupier's fit-out. The building also benefits from a goods lift, multiple WC facilities and disabled access.

Certain parts of the building are currently let, as illustrated on the occupational site plan on page 3.

Occupational Site Plan

Indicative plan highlighting areas currently let and under offer



1 Final Space Remaining

2 Let to Aldi

3 Under Offer

4 Under Offer

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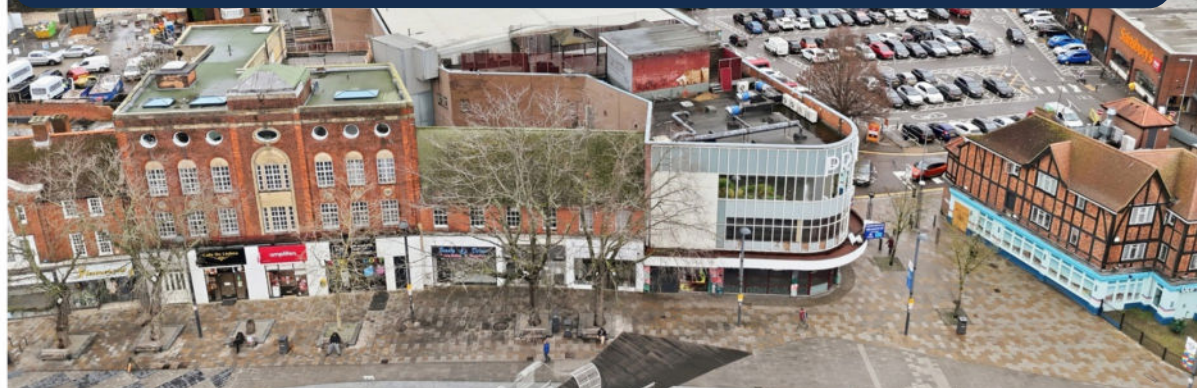
Location



The Parade occupies a prominent position within Watford town centre, one of Hertfordshire's principal commercial and retail destinations. The property is situated along The Parade, a well-established mixed-use area benefiting from strong footfall and a wide range of nearby amenities, including retail, food & beverage, leisure and professional services. Watford High Street and the Atria Watford shopping centre are both within close proximity, further enhancing the commercial appeal of the location.

Transport connections are excellent. Watford Junction Station is located nearby and provides fast and frequent rail services to London Euston, with journey times of approximately 20 minutes, together with strong regional connections. The area is also well served by local bus routes, while road access is convenient via the A41, A405 and M25, offering easy connectivity across Hertfordshire and Greater London.

The combination of a central town centre location, strong transport links and an established commercial environment makes the property highly attractive to a wide range of commercial occupiers.



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National Food Retailer Anchor

The ground floor of this iconic building will be occupied by a brand-new national food retailer supermarket. The tenant is currently undertaking an extensive fit-out programme, with the store scheduled to open for trading in summer 2025.

The scheme will benefit from 54 dedicated car parking spaces demised to the national food retailer, together with a further 8 spaces allocated for electric vehicle charging. This significant investment is expected to drive a marked increase in footfall to the immediate area.

In addition, planned façade and landscaping improvements will deliver a cleaner, more contemporary appearance, enhancing the overall presence of the building and reinforcing its appeal as a highly attractive asset for future occupation.



Local Parking Overview



Nearby Car Parks

1-6 Minute Walking Distance

- Sainsbury's
- Gade - Citi Park
- The Avenue
- Watford Leisure Centre
- Town Hall Car Park

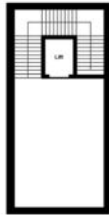
9-11 Minute Walking Distance

- Watford Junction Station
- Just Park
- Sutton Citi Park
- Atria Watford
- Queens

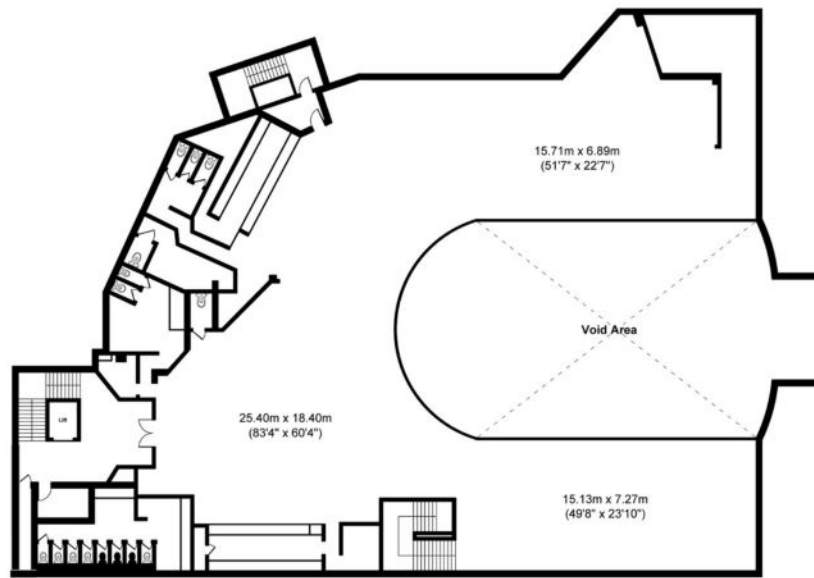
Accessibility & Convenience

- Multiple car parks located within 1-11 minutes' walk
- Combination of public and private parking facilities
- Short-stay and long-stay options available
- Some sites offer season tickets (subject to availability)
- Evening and weekend parking available at selected locations
- Approximate total provision of 3,650 parking spaces in the immediate area

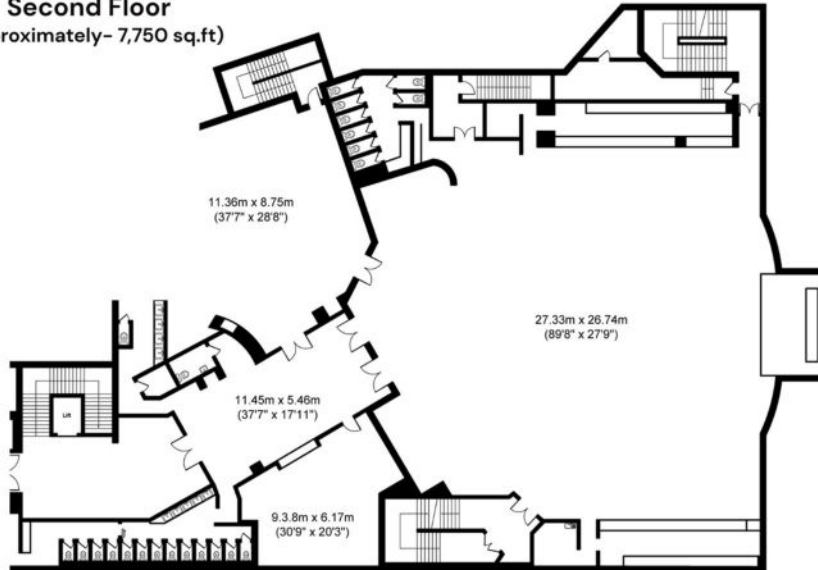
Floor Plan



Ground Floor Entrance
(Approximately - 775 sq. ft)



Second Floor
(Approximately - 7,750 sq.ft)



First Floor
(Approximately - 11,000 sq.ft)



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Accommodation:

Total: 19,500 sq ft

VAT:

This property is elected for VAT

EPC:

Available upon request

Terms:

Guide Rent - £10 Per sq. ft

Viewings:

Strictly by appointment with Alex Martin

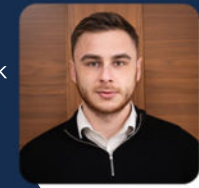


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