



## For Sale Freehold Individual Building

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

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



# 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 (GIA) Approx

Lower Floor	22,798 Sq Ft
Upper Floor	22,823 Sq Ft
<b>Overall Total</b>	<b>45,621 Sq Ft</b>

## OVERALL SITE AREA

2.1 Acres Approx

## 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 entrance / central atrium, providing excellent natural light.

Both floors provide 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.

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, offices, life science and R&D.



## FEATURES

- 123 Parking Spaces
- Secure Self-Contained Site
- Prominent site fronting A5183 (Watling Street)
- Passenger and Goods Lift
- Modern Construction and Appearance
- Loading Doors Measuring 3.00m by 3.00m
- Own Electrical Substation
- 8m Bell Mouth Entrance
- Upper floor clear head room 2.95m rising to 4.85m
- Lower floor clear head room 2.95m

## TERMS

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

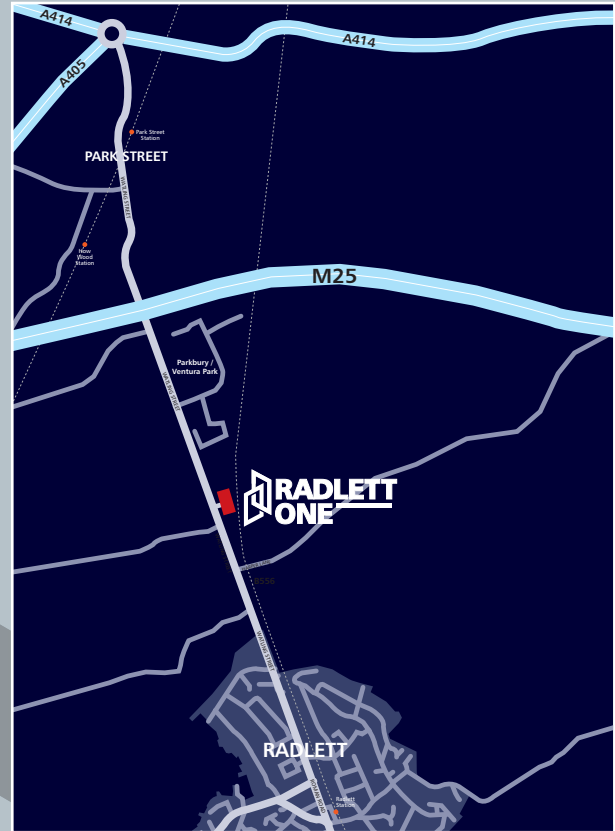
## PLANNING APPLICATION GRANTED FOR ADDITIONAL FLOOR

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.

Approved use Class E.





## ENERGY PERFORMANCE

EPC Rating: Category D (90).

## AVAILABILITY

Immediate on completion of legal formalities.

## INSPECTION AND FURTHER INFORMATION

For further information please contact:

DTRE

Jake Huntley  
jake.huntley@dtre.com

Telephone 0203 3328 9080

Lambert Smith Hampton

Charlie How  
chow@lsh.co.uk

Jonathon Scott  
jscott@lsh.co.uk

Telephone 0207 198 2248

Davies & Co

Clay Davies  
c.davies@davies.uk.com

Mike Davies  
m.davies@davies.uk.com

Telephone 01707 274237

**DTRE**

**020 3328 9080**  
www.dtre.com

**Lambert  
Smith  
Hampton**

**020 7198 2000**

davies.uk.com

**Davies**

**01707 274237**