

86% LET

STATION
SQUARE
&
MARKET
PLACE

TO LET

New Retail Units & Office Workspace

South Oxhey Central
Watford, Hertfordshire WD19 7DT

SOUTH
OXHEY
CENTRAL

STATION SQUARE IS THE SENSATIONAL FIRST COMMERCIAL PHASE OF SOUTH OXHEY CENTRAL

South Oxhey Central represents a 4.76 ha (11.76 acre) new development in the heart of the district centre of South Oxhey, Watford, Hertfordshire.

The project is being delivered by Countryside and Home Group to provide up to 5,137 sq m (55,296 sq ft) of retail & workspace and 514 new homes, ranging from one bedroom apartments to four bedroom family houses.

The Square, located at the entrance to Carpenders Park Railway Station, comprises 19 new retail units and two floors of office workspace.

Phase 2 of the development known as Market Place is to be delivered by Spring 2020 and will provide 7,926 sq ft (736.6 sq m) of commercial accommodation. Over 6,200 sq ft (576 sq m) has already been let to a Nisa convenience store, a Bookmaker and Pharmacy.

As part of the third phase of development a 1,747 sq m (18,000 sq ft) Lidl Supermarket will open in mid 2022.



11 ACRE DEVELOPMENT



TOTAL RETAIL & BUSINESS SPACE



514 NEW HOMES

PHASE ONE STATION SQUARE

AVAILABLE:
2 office suites
Enquiries are invited

LET:
18 retail units
1 office suite

PHASE TWO MARKET PLACE

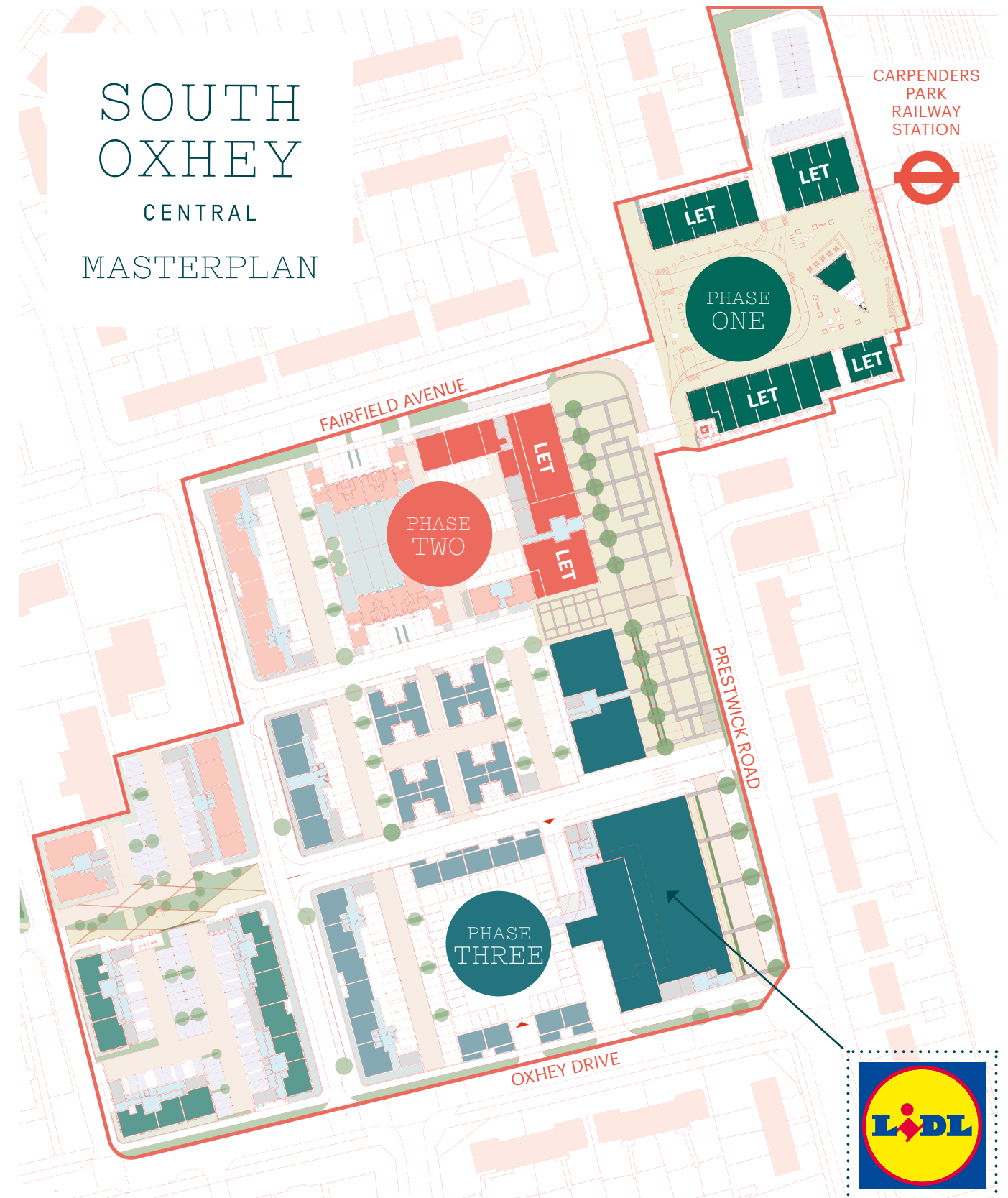
AVAILABLE:
2 retail units
from 775 sq ft
Marketed now
Unit completions 2020

LET:
3 retail units

PHASE THREE

Retail units marketed 2021
Unit completions 2022
Lidl Supermarket opening 2022

SOUTH OXHEY CENTRAL MASTERPLAN

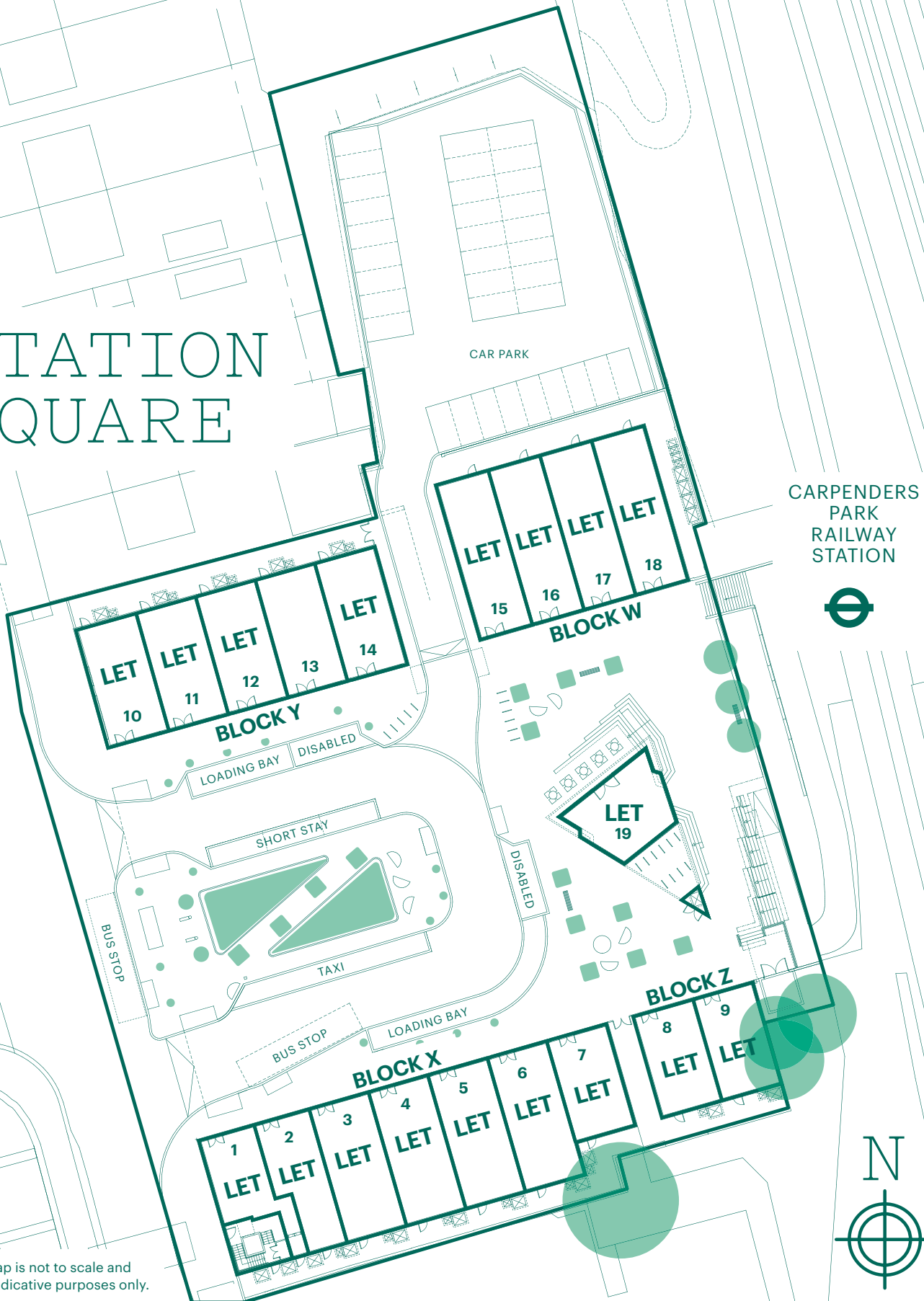


CARPENDERS PARK RAILWAY STATION



This map is not to scale and is for indicative purposes only.

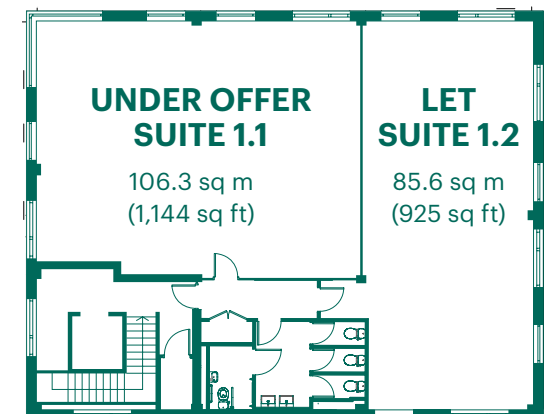
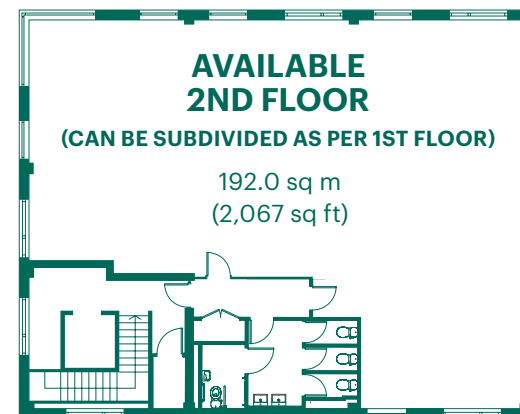
STATION SQUARE



This map is not to scale and is for indicative purposes only.

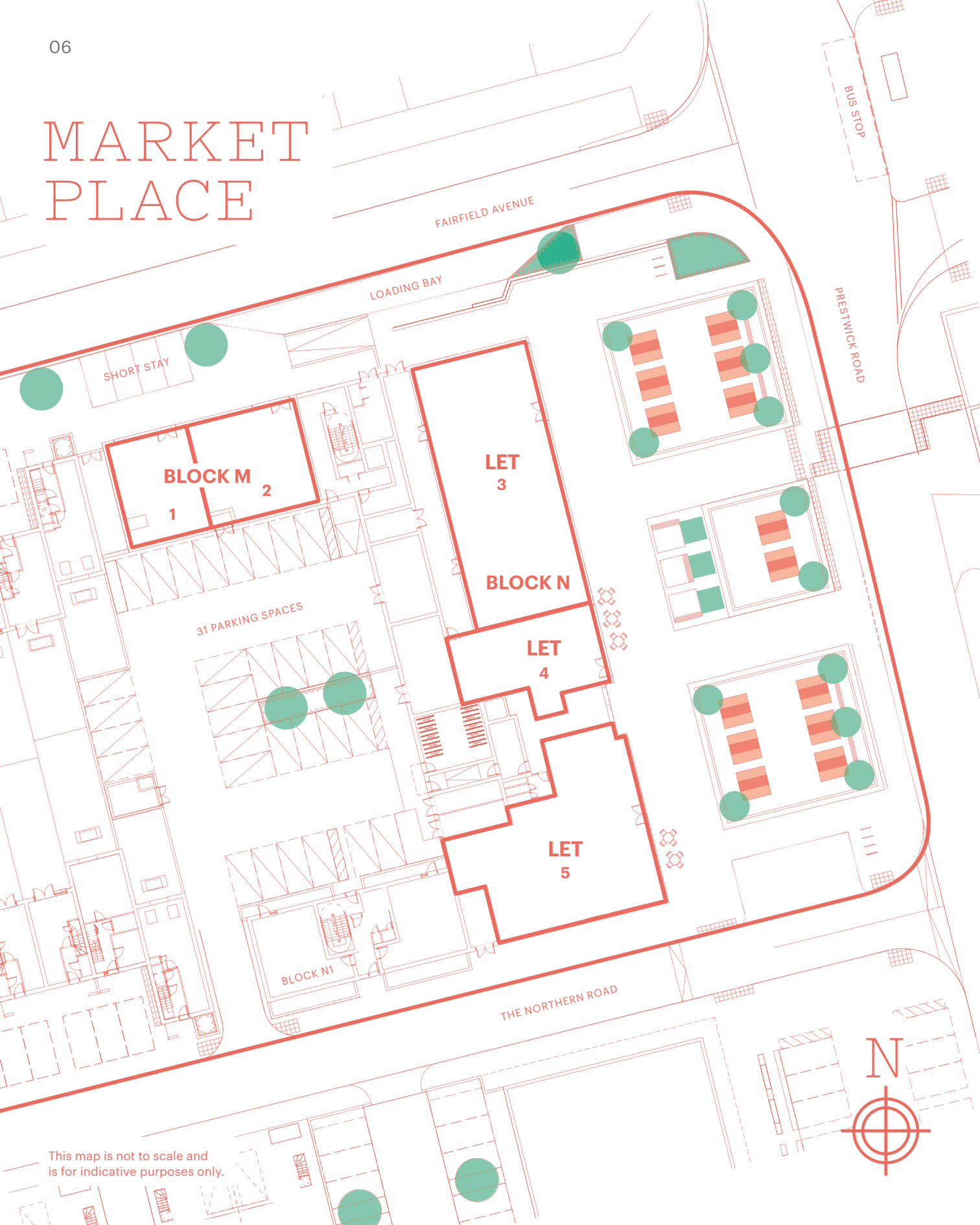
TO LET: AVAILABLE UNITS

BLOCK	UNIT	SQ M (GIA)	SQ FT (GIA)	STATUS	TENANT
Y	10	75.1	809	Let	Fairfield Estates
	11	74.3	800	Let	Spicers Carpets & Beds
	12	74.4	801	Let	Post Office
	13	74.4	801	Under Offer	
	14	75.0	807	Let	M K Ginder Funeral Directors
W	15	84.4	909	Let	Greggs
	16	84.5	909	Let	Rustic Café
	17	84.7	912	Let	Boston Express
	18	85.1	916	Let	The Fish & Chips
Z	8	62.7	675	Let	Blue Lagoon
	9	62.8	676	Let	Blue Lagoon
PAVILION	19	67.9	731	Let	Triple Two Coffee
X	1	58.2	627	Let	Countryside Properties
	2	65.7	707	Let	Countryside Properties
	3	83.4	898	Let	Countryside Properties
	4	84.0	904	Let	Sunrise City Nails
	5	84.0	904	Let	Ladbrokes
	6	84.0	904	Let	Cut & Glow
	7	64.0	688	Let	Focus Eyecare
	Suite 1.1	106.3	1,144	Under Offer	
	Suite 1.2	85.6	925	Let	Fairfield Estates
	Office 2nd Floor		192.0	2,067	AVAILABLE



*Measurements include indicative WC areas.

MARKET PLACE



This map is not to scale and is for indicative purposes only.

TO LET: AVAILABLE UNITS

BLOCK	UNIT	SQ M (GIA)	SQ FT (GIA)	STATUS
M	1	67.4	725	AVAILABLE
	2	92.5	995	AVAILABLE
N	3	261.0	2,809	Let
	4	91.7	986	Let
	5	224.0	2,411	Let

Indicative CGI of Market Place at South Oxhey Central.



ENQUIRIES ARE INVITED

Planning

Consent for Retail (A1), Financial & Professional Services (A2), Restaurants & Cafes (A3), Drinking Establishments (A4), Hot Food Takeaways (A5), Business (B1), Non-residential Institutions (D1), Assembly & Leisure (D2) and Sui Generis (Bookmakers).

Uses specific to individual units. Please enquire.

Terms

Leasehold only. Terms upon application. Enquiries are invited for retail units and office workspace.

Retail specification

The units are to be completed to shell finish with capped-off services and shop fronts provided. A selection of the units can be combined to create a larger single unit if required.

Office specification

Office specification benefits from a full fitout including raised floors and air-conditioning.

Service charge

A service charge will be applicable for all retail units and office workspace.

Timing

Station Square available now. Market Place construction complete and ready for tenant fitout by Spring 2020.

* Subject to post construction review.

Misrepresentation Clause

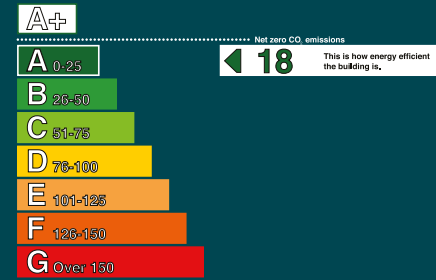
These particulars are issued by us as letting and selling agents for general guidance purposes only and we do not accept any responsibility for errors or mis-description. No one in our employment has any authority to make any representation or warranty relating to the property.

Predicted energy performance ratings

Retail Unit* (Av. Rating)

Energy performance asset rating

More energy efficient

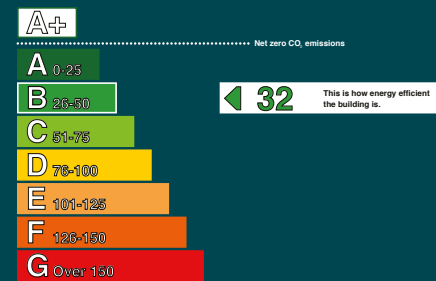


Less energy efficient

Office workspace*

Energy performance asset rating

More energy efficient



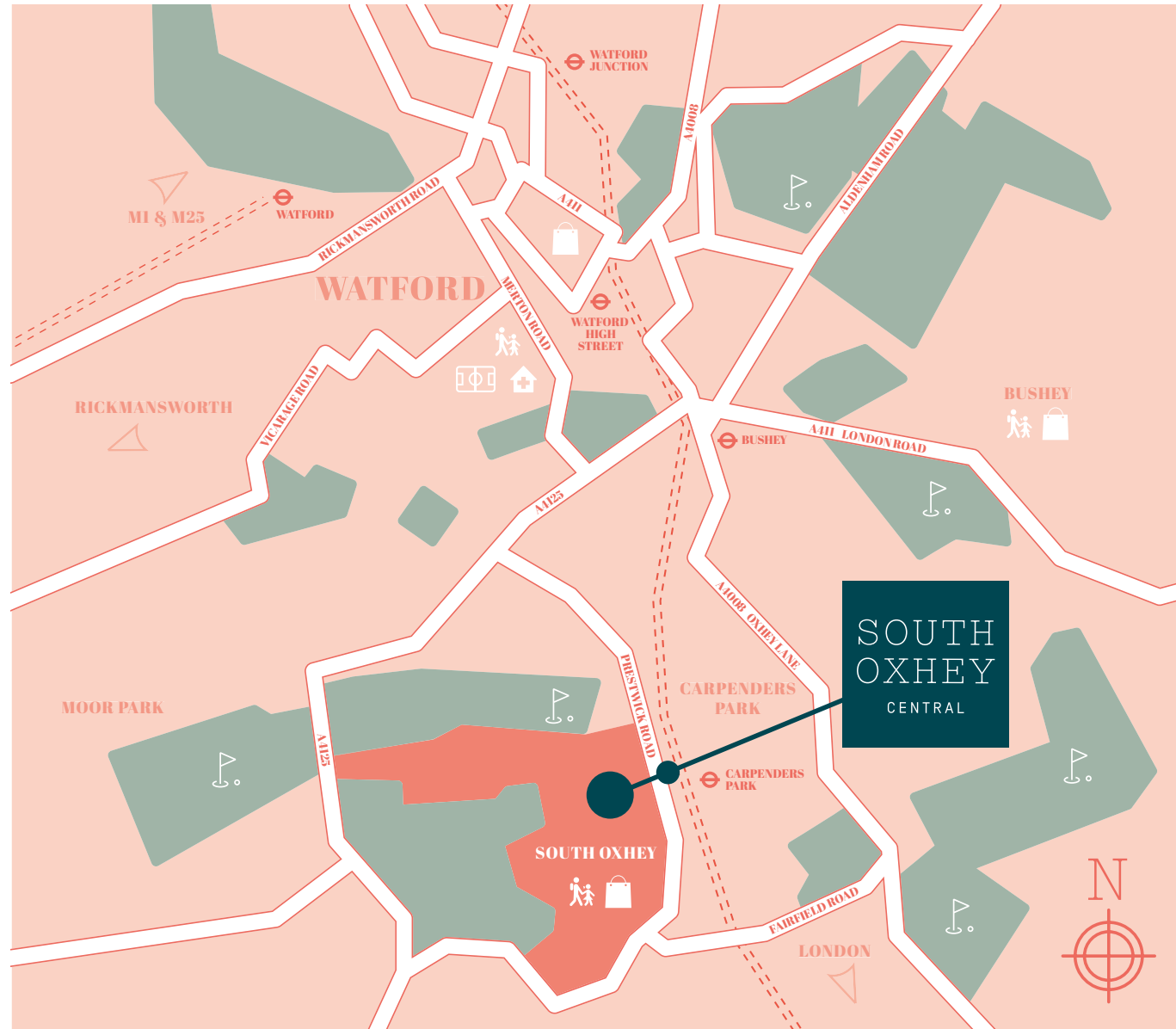
Less energy efficient

Commercial letting agent

For further information, please contact Mark Liell Property Consultants 01799 522 833 markliell.com



Indicative CGI of Market Place at South Oxhey Central.



KEY

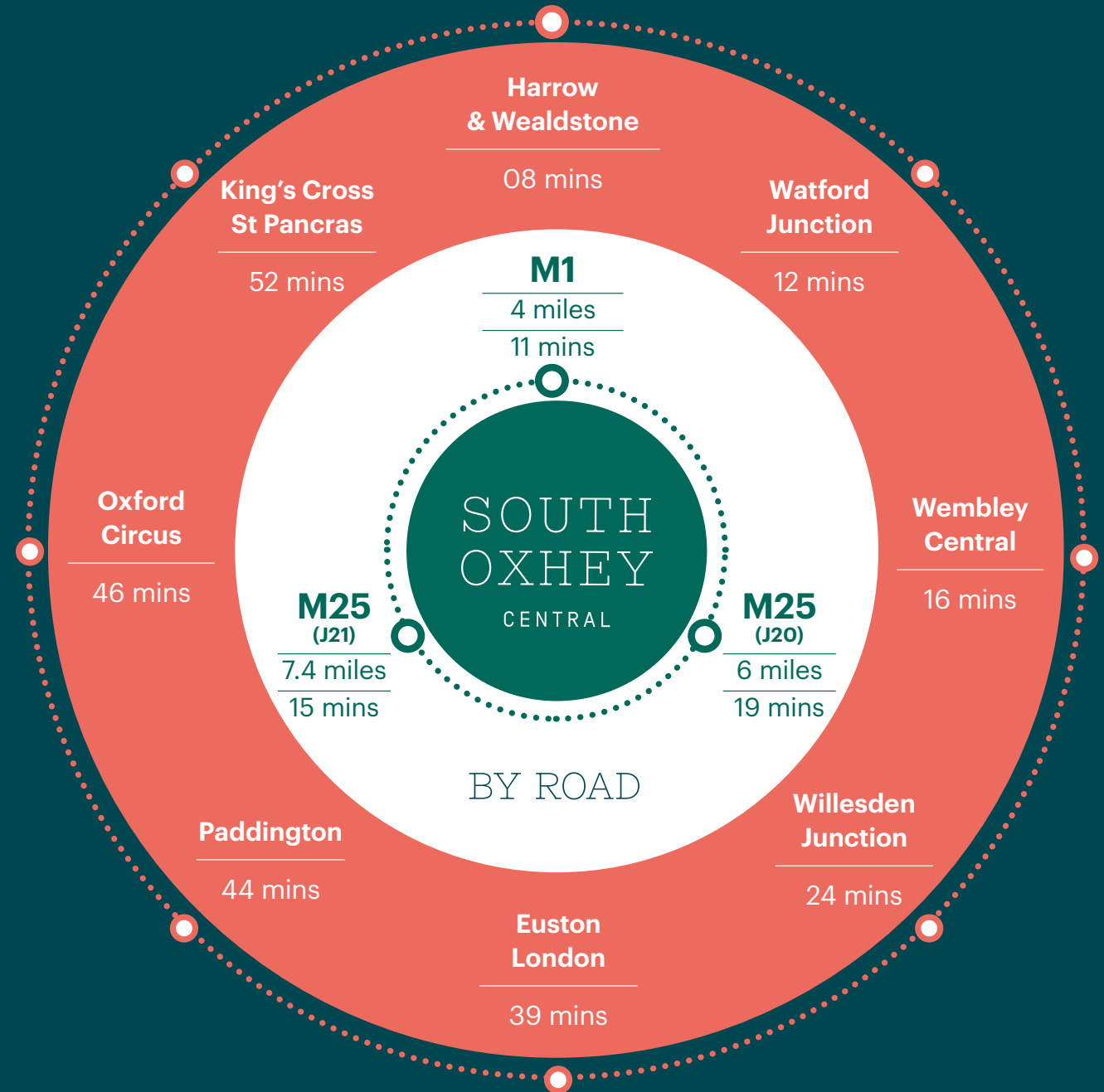
-  Shopping
-  Schools: Primary & Secondary
-  BMX & Skate Park
-  Golf Courses & Clubs
-  Watford FC Stadium & Recreational Pitches
-  Watford General Hospital

This map is not to scale and is for indicative purposes only.

A WELL CONNECTED DESTINATION

BY RAIL

Trains from Carpenders Park Railway Station



Travel distance source: Googlemaps
Travel times source: www.tfl.gov.uk

home
group



COUNTRYSIDE