

9 COLNE WAY COURT WATFORD

WD24 7NE

bf.

brasierfreeth.com

To Let - Warehouse - 3,877 Sq.ft

9 COLNE WAY COURT WATFORD

WD4 7NE

Warehouse
TO LET

KEY DETAILS

- Roller shutter loading door
- LED lighting to warehouse
- Pallet loading gate to mezzanine
- Male/female WCs
- Heating & comfort cooling systems to offices
- CAT 5 cabling
- Kitchenette
- 9 car parking spaces
- CCTV

AMENITIES

 Eaves Height - 4.5m	 Car Parking	 Kitchenette	 Warehouse
 1 level loading door	 Motorway Access	 WCs	 24 Hour Access



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	203.33	2,188
Mezzanine	157.85	1,699
TOTAL	361.18	3,887

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property comprises of an industrial/warehouse unit which comprises warehouse to ground floor along with offices, kitchenette, WCs and server room. The first floor comprises a large mezzanine with pallet loading gate.

Raised floor to offices with comfort cooling and heating to ceiling, LED lights, CCTV and CAT 5 cabling.

The warehouse roller shutter door has a height of 4.5m to underside of haunch and is 3.5m wide.

The premises benefits from 9 demised car parking spaces.



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LOCATION

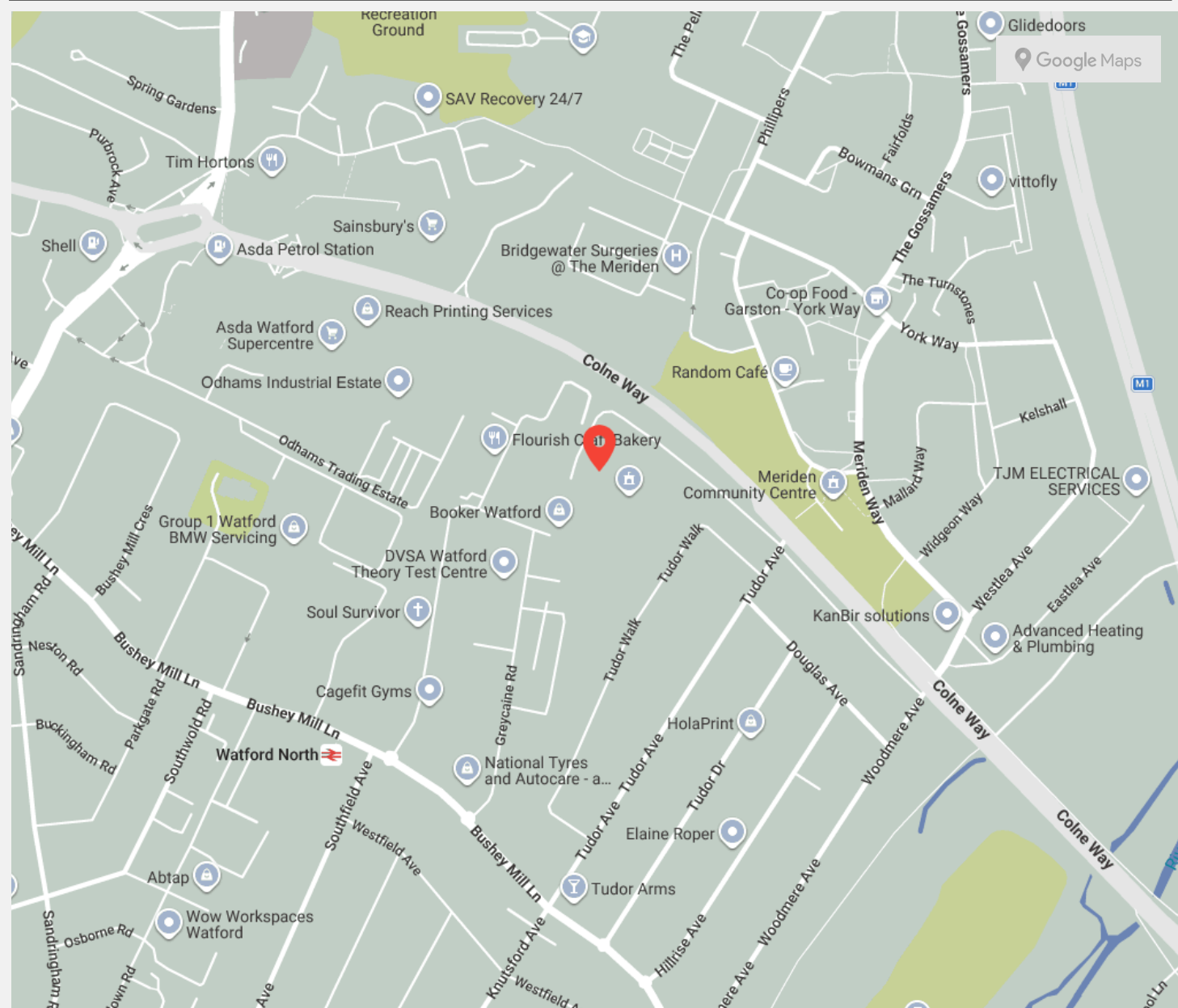
The premises are located on the Colne Way Industrial Estate, North Watford with direct access to the A41 North Western Avenue. Road access is very good from the M1 (Junction 5) to the south and M25 (Junctions 20 and 21) to the north and west.

AREA

- Excellent transport links, Watford junction connects to London Euston in 15 minutes
- Nearby green space at Meridan Park
- Adjacent to shopping park with Asda, Sainsbury's, McDonald's and Costa among others

TRANSPORT

-  A41 direct access
-  M1 less than a mile
-  M25 - 3 miles
-  Watford North station - 0.3 miles
-  Watford Junction - 1.1 miles



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TERMS

The unit is available on a new lease for a term of years to be agreed.

PRICE

£60,000 per annum exclusive.

SERVICE CHARGE

There is a service charge for the maintenance of the estate which is to be confirmed.

EPC

The property has an EPC rating of 82D. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £31,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 226400.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

JULY 2026