CAR DEALERSHIP JAIRS 1822 CAR SUI GENERUMIE JUNIS 1822 USE GRANTED IN 15 1822





# **AVAILABLE NOW TO LET**

6 NEW INDUSTRIAL, WAREHOUSE AND TRADE COUNTER UNITS FROM 4,898 SQ FT - 6,975 SQ FT (455 SQ M - 648 SQ M)

TRADE-CITY-WATFORD.CO.UK

THOMAS SAWYER WAY | WATFORD | WD18 OGS

# NEW INDUSTRIAL, **WAREHOUSE AND** TRADE COUNTER UNITS

# **6 UNITS AVAILABLE**

#### **DESCRIPTION**

The scheme provides an excellent industrial opportunity, comprising 12 units varying in size from 4,898 sq ft (455 sq m) and benefiting from dedicated car parking.



Prominent industrial location



Good car parking ratios



Flexible to meet occupier's demands

#### **KEY FEATURES**

- ➡ Planning permission for B1(B), B1(C), B2, B8 uses
- Ability to combine units
- Landscaped environment







## **ACCOMMODATION**

UNIT	SQ FT	SQ M
UNIT 1		NDER OFFER
Ground	5,178	481
First	1,098	102
Total	6,275	583
UNIT 2		NDER OFFER
Ground	4,908	456
First	1,098	102
Total	6,006	558
UNIT 3	0,000	AVAILABLE
Ground	3,940	366
First	958	89
Total	4,898	455
UNIT 4	4,000	AVAILABLE
Ground	4,672	434
First	1,184	110
Total	<b>5,856</b>	544
UNIT 5		TOOLSTATION
Ground	3,940	366
First	958	89
Total	4.898	455
UNIT 6	4,000	AVAILABLE
Ground	4,672	434
First	1,184	110
Total	<b>5,856</b>	544
UNIT 7		O SCREWFIX
Ground	5,350	497
First	1,098	102
Total	6,448	599
UNIT 8	0,110	AVAILABLE
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 9	5,515	AVAILABLE
Ground	5,350	497
First	1,098	102
Total	6.448	599
UNIT 10	3, 110	AVAILABLE
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 11		VCLEAN LIFE
Ground	4,564	423
First	1,130	103
Total	5,694	528
UNIT 12		VCLEAN LIFE
Ground	5,016	466
Ground First	5,016 1,184	110
	,	



## **SPECIFICATION**

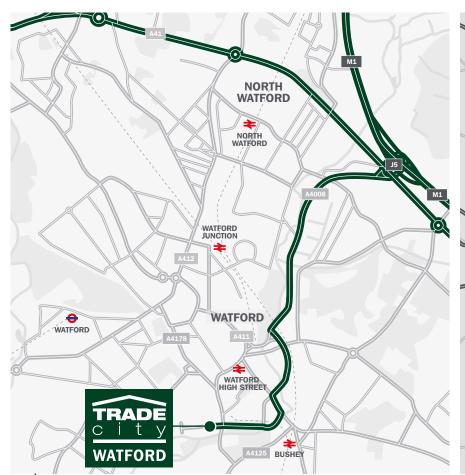
- Single bay steel portal frame
- ➡ Floor loading 37.5 kN/m²
- Electronically operated roller shutter doors
- Eaves height 6.5m

## **OFFICE SPECIFICATION**

- Fully fitted office accommodation
- Suspended ceiling
- Perimeter trunking
- Gas central heating









#### TRAVEL TIMES



DESTINATIONS	MILES
Watford High Street Station	0.6
Bushey Rail Station	1.0
Watford Junction Station	1.5
M1 J5	3.0
M25 J19	5.0
M25 J21	6.0
Central London	21.0



SEAPORTS	MILES
London Gateway	51.5
Tilbury	52.9
Felixstowe	103.0
Dover	113.0



AIRPORTS	MILES
Luton	18.3
Heathrow	22.1
City	44.9
Stansted	48.3
Gatwick	58.4

### **LOCATION**

The Trade City site is located to the south west of Watford town centre, off Wiggenhall Road and is adjacent to the existing Wiggenhall Industrial Estate, and is situated approximately 21 miles from Central London.

### **PLANNING**

The site has planning consent under B1(B)/ B1(C)/B2/B8 with ancillary industrial uses.

Units 1 & 2 benefit from Sui Generis planning consent. (Ref: 17/01394/FUL)

### **TERMS**

Units available on a leasehold basis, rent on application.





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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2018.