

CAR DEALERSHIP
(SUI GENERIS)
USE GRANTED UNITS 1&2



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 0GS

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

-  Just 3 miles from the M1
-  Planning permission for B1(B), B1(C), B2, B8 uses
-  Trade counter consent for 10% of GEA
-  Ability to combine units
-  Landscaped environment



ACCOMMODATION

UNIT	SQ FT	SQ M
UNIT 1 UNDER OFFER		
Ground	5,178	481
First	1,098	102
Total	6,275	583
UNIT 2 UNDER OFFER		
Ground	4,908	456
First	1,098	102
Total	6,006	558
UNIT 3 AVAILABLE		
Ground	3,940	366
First	958	89
Total	4,898	455
UNIT 4 AVAILABLE		
Ground	4,672	434
First	1,184	110
Total	5,856	544
UNIT 5 LET TO TOOLSTATION		
Ground	3,940	366
First	958	89
Total	4,898	455
UNIT 6 AVAILABLE		
Ground	4,672	434
First	1,184	110
Total	5,856	544
UNIT 7 LET TO SCREWFIX		
Ground	5,350	497
First	1,098	102
Total	6,448	599
UNIT 8 AVAILABLE		
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 9 AVAILABLE		
Ground	5,350	497
First	1,098	102
Total	6,448	599
UNIT 10 AVAILABLE		
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 11 LET TO VCLEAN LIFE		
Ground	4,564	423
First	1,130	103
Total	5,694	528
UNIT 12 LET TO VCLEAN LIFE		
Ground	5,016	466
First	1,184	110
Total	6,200	576



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
- ≡ LG7 lighting
- ≡ 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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