

REF 1779



TO BE LET
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18 COLONIAL WAY, WATFORD, WD24 4PT

USE CLASS F1 OPPORTUNITY, IN A PROMINENT WATFORD LOCATION

Sandrove
Property



Bernard
Gordon &
Company

OVERVIEW

Ideal Class F1 opportunity in the well-connected town of Watford, WD24

Arranged over ground and three upper floors with a total GIA of approx 40,500 sq. ft

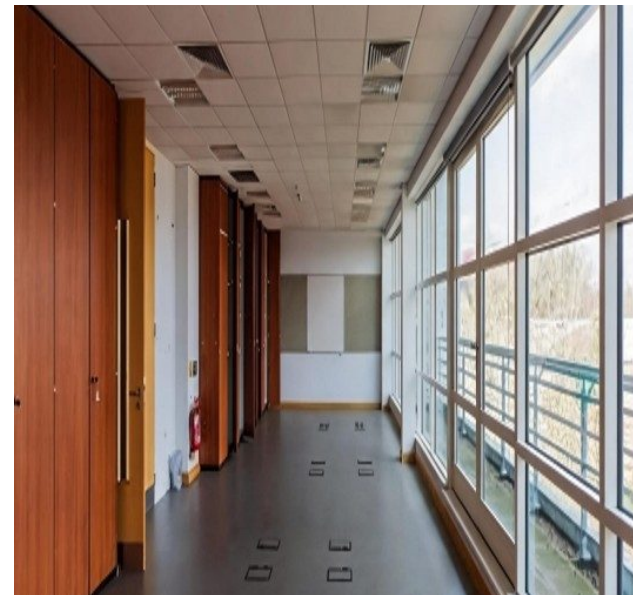
Compact outdoor space, offering a practical area for children's play and outdoor activities

Excellent transport links, with Watford Junction offering direct trains to London Euston in around 15–20 minutes. Watford Underground also provides direct services into central London.

A short distance from Watford town centre, offering an excellent range of shops, cafés, restaurants and everyday amenities. The area is home to the Harlequin shopping centre.

To Be Let - offers invited in the region of £15 per sq ft for the whole building, or £19.50 per sq ft for individual floors

Subject to contract



CONTACT THE TEAM ON:

 020 8099 3119

 sales@bernardgordon.co.uk

📍 LOCATION

The property sits at the entrance to this well-established business park, benefiting from a highly accessible location within approximately a 35-minute drive of Central London, subject to traffic conditions. The property is also situated less than 1.5 miles from Junction 5 of the M1 and approximately 4 miles from the M25, providing convenient access to the wider motorway network and surrounding areas. Adjacent occupiers include the headquarters of a number of well-known household names, including Wickes and Majestic Wines, further establishing the location as a prominent commercial and business destination.

Watford Junction is situated approximately 0.8 miles from the property, providing direct rail services to London Euston and London Overground services, with journey times to Central London of approximately 20 minutes. A number of local bus stops are also located within approximately 150 metres, providing convenient public transport connections for occupiers, staff and visitors. The combination of strong road and public transport links, together with its established business park setting, makes the location well suited to a range of commercial occupiers

📍 THE PROPERTY

The property comprises a prominent former Headquarters Building arranged over ground and three upper floors, extending to approximately 40,438 sq ft (GIA). Originally constructed in 2005, the building was subsequently adapted and extended in 2015 for educational use as Watford UTC. The works included the conversion of the undercroft car park to provide additional teaching accommodation, together with the construction of a double-height sports hall over the adjacent surface car park.

Internally, the accommodation is predominantly open-plan with a combination of partitioned areas, providing a flexible layout capable of accommodating a variety of uses. The building is fitted to a CAT A specification, incorporating raised access flooring, perimeter trunking and two passenger lifts. The property benefits from an EPC rating of C.

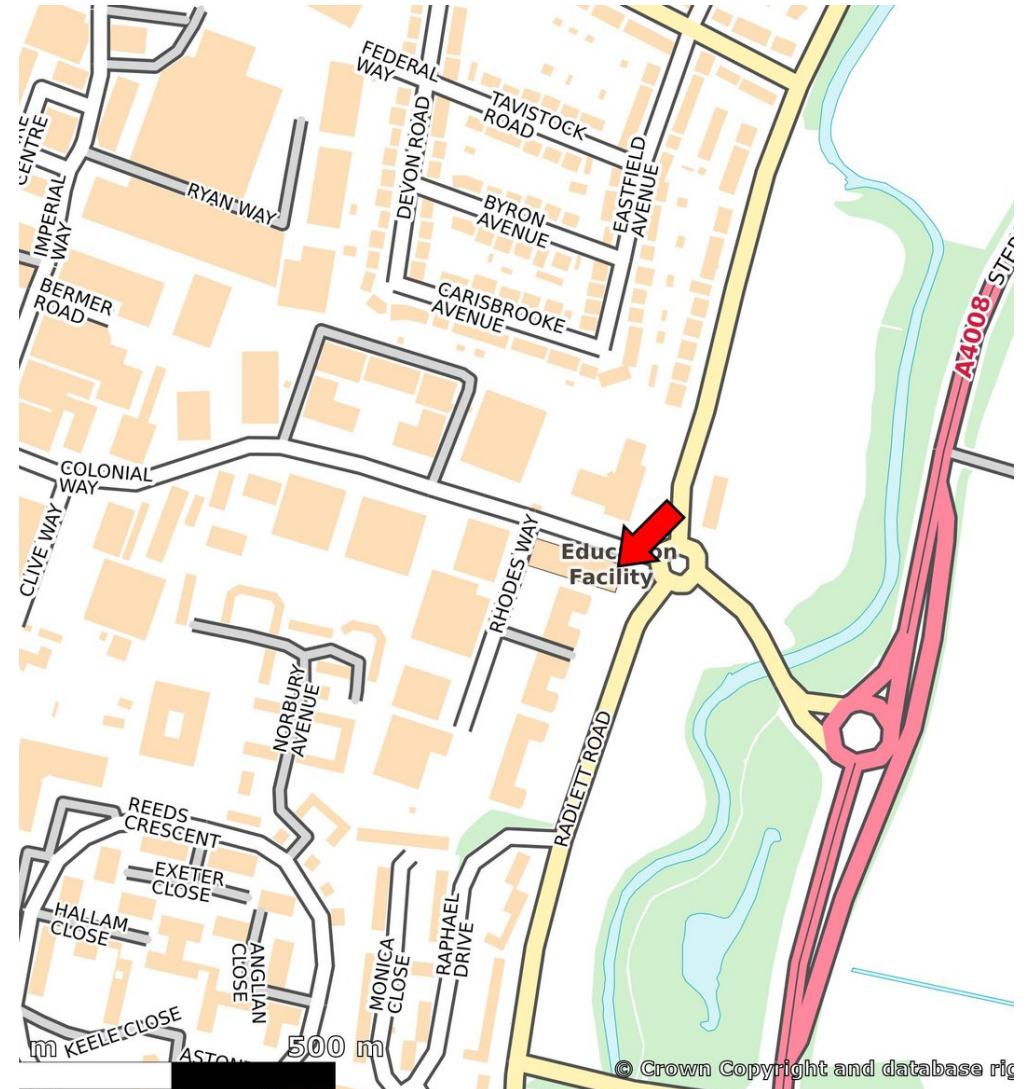
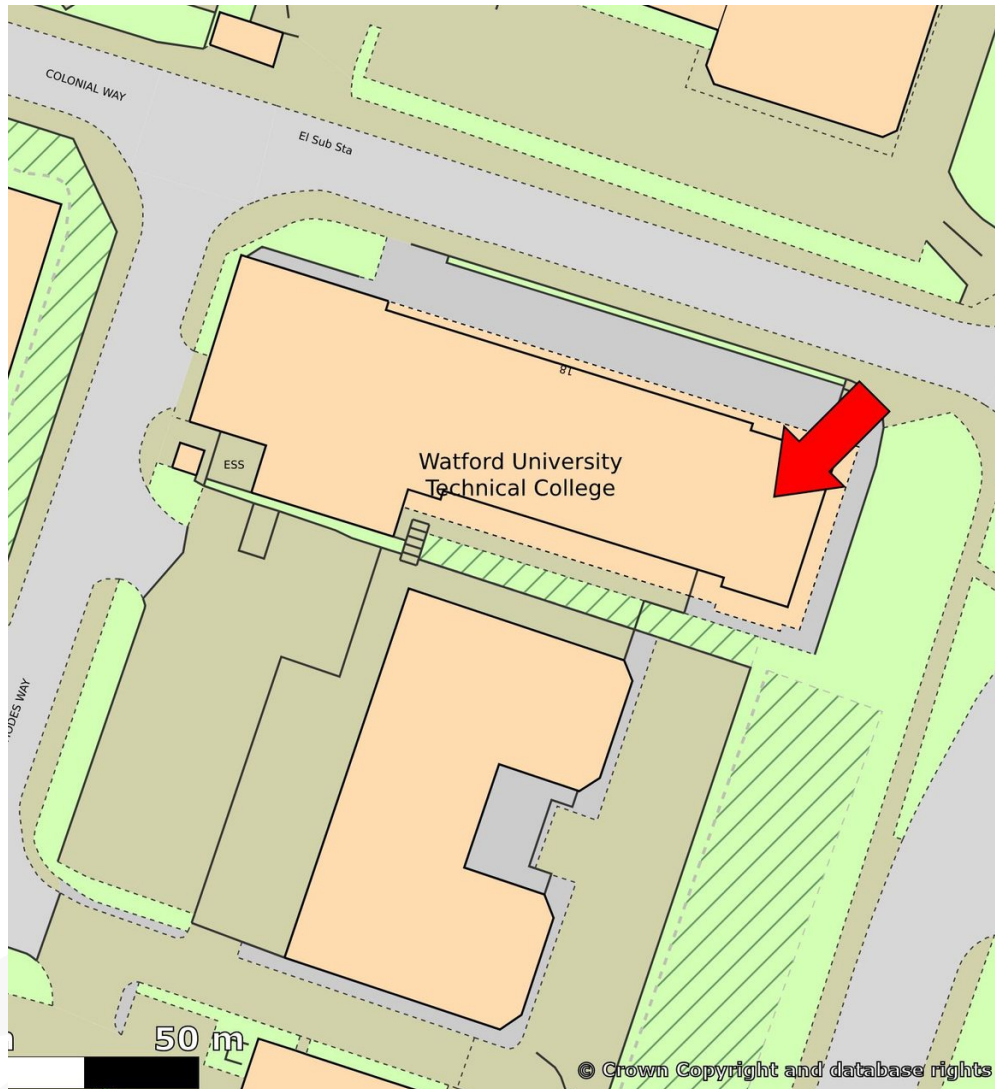
The property is considered well suited to a range of educational and community uses, including schools, colleges, religious organisations, other community occupiers and day nurseries, subject to the necessary planning consents.

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LOCATION & SITE



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🕯 PLANNING

We are advised the building has a Use Class F1. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 EPC

EPC rating: C.

🕯 VAT

We are advised the property is VAT exempt.

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 RENT

Offers invited in the region of £15 per sq ft for the whole building, or £19.50 per sq ft for individual floors

🕯 COSTS

Each party to be responsible for their own legal and professional costs.

🕯 HOLDING DEPOSIT

Tenants wishing to secure the property will be required to pay a holding deposit of £3,000 into Bernard Gordon & Co's client account. The deposit will be non-refundable unless the landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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STRICTLY BY APPOINTMENT ONLY

🕯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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