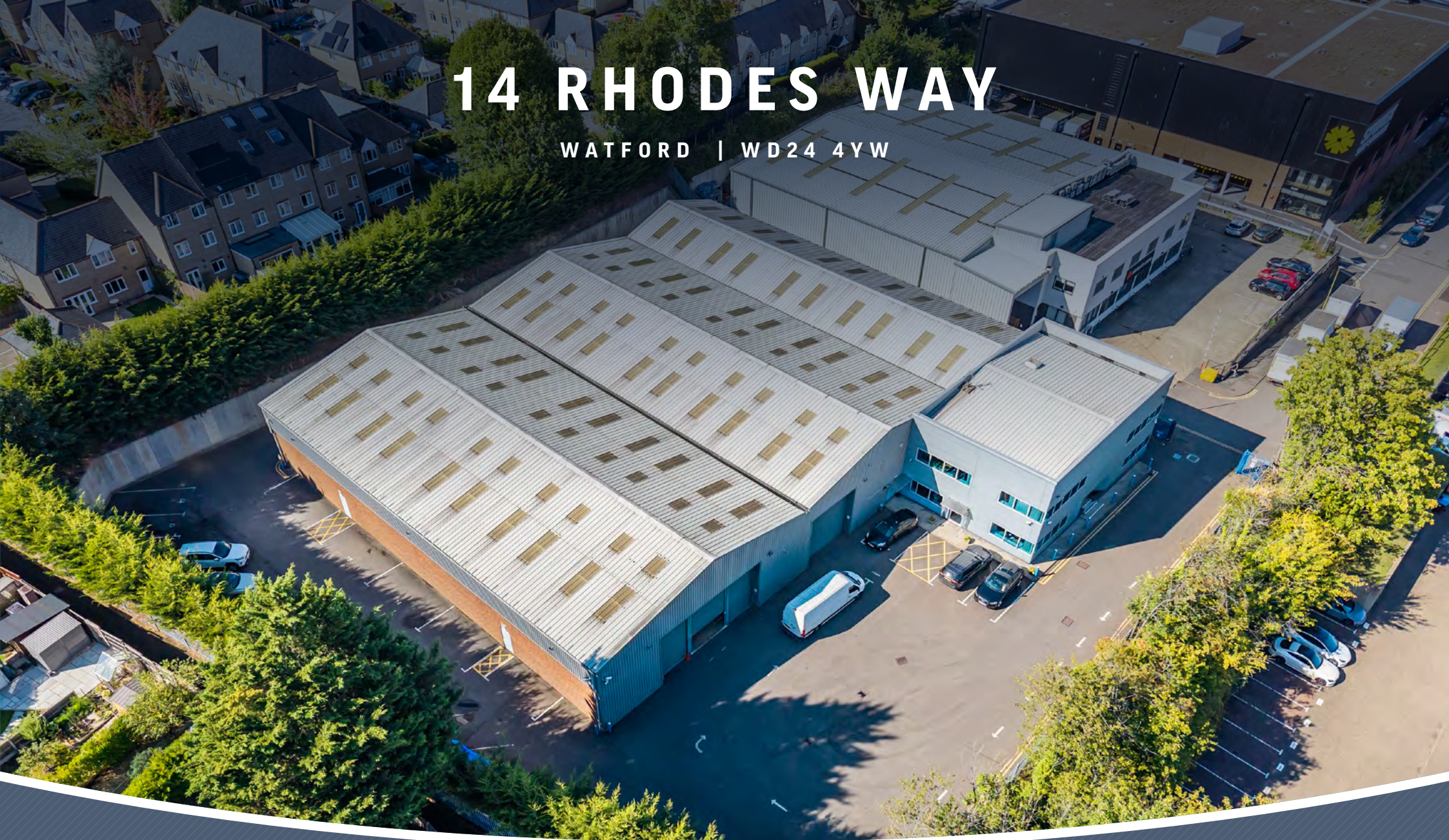


# 14 RHODES WAY

WATFORD | WD24 4YW



**RARE INDUSTRIAL FREEHOLD OPPORTUNITY IN A PRIME M1 LOCATION**

25,475 SQ FT (2,367 SQ M) ON A 1.11 ACRE SITE

14 RHODES WAY  
WATFORD

## KEY HIGHLIGHTS



**HIGH QUALITY DETACHED INDUSTRIAL / WAREHOUSE UNIT**



**SITUATED ON A 1.11-ACRE SITE**



**SECURE YARD WITH ELECTRIC GATED ACCESS**



**AMPLE PARKING**



**4 ELECTRIC ROLLER SHUTTER DOORS**



**5.8M EAVES HEIGHT**



**TWO STOREY AIR-CONDITIONED OFFICE ACCOMMODATION**



**ESTABLISHED INDUSTRIAL LOCATION IN WATFORD**



**LOCATED WITHIN CLOSE PROXIMITY OF THE M1 AND M25**



## DESCRIPTION

SITUATED ON A SECURE 1.11-ACRE (0.45 HA) SITE, THIS HIGH-QUALITY PROPERTY FEATURES A MODERN DETACHED WAREHOUSE WITH TWO-STOREY OFFICE AND ANCILLARY SPACE. THE LARGELY OPEN-PLAN WAREHOUSE INCLUDES A PARTITIONED PACKING/WORKSHOP AREA, CANTEEN, WCS, FOUR ROLLER SHUTTER DOORS, 5.8M MINIMUM EAVES HEIGHT, AND LED LIGHTING.

AT THE FRONT, THE OFFICES OFFER OPEN-PLAN WORKSPACES, MEETING ROOMS, AND A MEZZANINE SHOWROOM, WITH AIR CONDITIONING, LED LIGHTING, LIFT ACCESS, AND WCS ON BOTH FLOORS. EXTERNAL AREAS ARE FULLY FENCED WITH ELECTRIC GATED ACCESS, FULL SITE CIRCULATION, AMPLE PARKING, AND SPACE FOR STORAGE AND LOADING.

**14 RHODES WAY  
WATFORD**



	SQ FT	SQ M
WAREHOUSE	18,702	1,737.47
GROUND FLOOR OFFICE	2,166	201.23
FIRST FLOOR OFFICE	2,802	260.31
MEZZANINE	1,805	167.69
<b>TOTAL</b>	<b>25,475</b>	<b>2,366.71</b>



14 RHODES WAY  
WATFORD



ESTABLISHED INDUSTRIAL LOCATION WITH **SUPERB NATIONAL CONNECTIVITY**

# 14 RHODES WAY WATFORD

## LOCATION

THE PROPERTY IS POSITIONED AT THE UPPER END OF RHODES WAY, JUST OFF COLONIAL WAY, ONE OF WATFORD'S MOST ESTABLISHED AND SOUGHT-AFTER LOCATIONS FOR INDUSTRIAL AND TRADE COUNTER USE. COLONIAL WAY PROVIDES ACCESS TO THE A4008, WHICH LINKS DIRECTLY TO JUNCTION 5 OF THE M1, APPROXIMATELY ONE MILE FROM THE SITE AND ONLY FIVE MINUTES' DRIVE TIME.

SITUATED APPROXIMATELY 20 MILES NORTHWEST OF LONDON, THE EXCELLENT LOCATION OF THE SITE IS FURTHER ENHANCED BY ITS PROXIMITY TO THE M25, WITH JUNCTION 19, 20 AND 21A ALL NEARBY, OFFERING IMPRESSIVE ACCESS TO THE WIDER NATIONAL MOTORWAY NETWORK.

WATFORD JUNCTION RAILWAY STATION IS ALSO WITHIN WALKING DISTANCE AND PROVIDES DIRECT RAIL SERVICES TO LONDON EUSTON IN APPROXIMATELY 15 MINUTES, AS WELL AS CONNECTIONS TO BIRMINGHAM AND GATWICK AIRPORT.



	Mins*
London Euston	15
Milton Keynes Central	20
Birmingham International	65
Gatwick Airport	76

\* TIMES FROM WATFORD JUNCTION



	Miles	Mins
M1 J5	1.2	5
A41	1.1	5
M25 J19	4.4	11
M25 J20	4.5	13
M25 J21A	4.8	10



	Miles	Mins
London Luton Airport	17	21
London Heathrow Airport	22	45
London Stansted Airport	46	49
London Gatwick Airport	56	100

14 RHODES WAY  
WATFORD



## VAT

THE SITE IS VAT ELECTED AND VAT WILL APPLY TO ANY SALE AT THE PREVAILING RATE.

## LEGAL COSTS

EACH PARTY WILL BE RESPONSIBLE FOR THEIR OWN LEGAL COSTS INCURRED IN THE TRANSACTION.

## EPC

C-73

## ANTI-MONEY LAUNDERING

THE PURCHASER WILL BE REQUIRED TO SUBMIT DOCUMENTATION TO SATISFY ANTI-MONEY LAUNDERING REGULATIONS.

## VIEWINGS

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING OF THE SITE PLEASE CONTACT LAMBERT SMITH HAMPTON.

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