

SURFACE WATFORD

**Secure open storage site strategically
located 1.5 miles from the M1.**

**TO LET - 2.03 acres (88,470 sq.ft)
with the ability to split the site.**

Clive Way, Watford, WD24 4PX

SURFACE

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2.03 acres

Surface Watford will provide a Class 1 industrial open storage plot of 2.03 acres (88,470 sq.ft) located in an established industrial area within the M25. There is the ability to split the site, in line with occupier requirements.

Junction 5 of the M1 is just 1.5 miles to the east of the site providing excellent access into London to the south and the M25 and national motorway network to the north.



**Three phase
electricity**



**Prominent
location on M1 (J5)**



**Strategic
location**



**Secure yard
with 24/7 access**



**Concrete
hardstanding**



**Mains
water supply**



Distances are approximate. Source: Google maps.
Computer Generated Image - indicative only.

Watford Junction

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Hilton Hotel

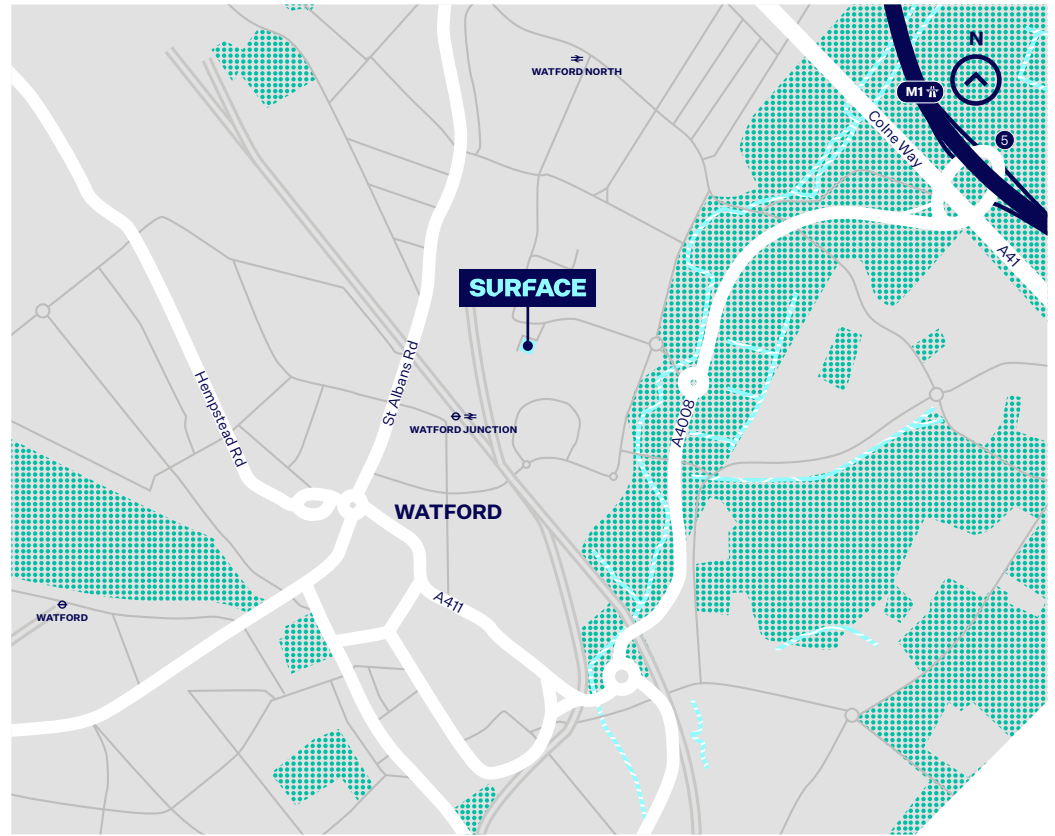
FigFlex Offices

By Road	Distance*
A41	1.3 miles
M1 (J5)	1.5 miles
M25	4.2 miles

By Rail	Distance*
Watford Junction	1 mile
Watford Underground Station	2 miles
London Euston	18 miles

Airports	Distance*
Luton Airport	17 miles
Heathrow Airport	25 miles
Stansted Airport	45 miles

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Terms

The site is available on a new lease direct from the landlord. Rent on application.

Accommodation

2.03 acre site (88,470 sq.ft)

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Occupiers are invited to make their own enquiries.

Contact



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