

# UNIT 2 COLNE WAY COURT

COLNE WAY, WATFORD, WD24 7NE

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FOREST  
REAL ESTATE



# TO LET

## 4,558 SQ FT

**\*VERY COMPETITIVE RENTAL TERMS ON OFFER\***

### Key Features

- Use Class E
- Air Conditioned First Floor Offices
- 8 Allocated Parking Spaces
- Available Now
- Conveniently Located Near Major Transport Routes Including The A41, M1 & M25
- Within A Short Walk Of Watford North Station
- Ground Floor Has Been Sub-Divided But Can Be Made Open Plan

**Unit 2 Colne Way Court, Colne Way**  
Watford, WD24 7NE







## Description

This contemporary, mid-terrace, two-story light industrial unit is part of an estate with similar properties. The first floor features primarily open-plan office space, while the ground floor is sectioned into several rooms, which can be modified or removed based on the tenant's needs.

The first floor includes a main office area and a separate office/boardroom, all equipped with a suspended ceiling, built-in LED lighting, air conditioning, Cat V data cabling, and kitchen and restroom facilities.

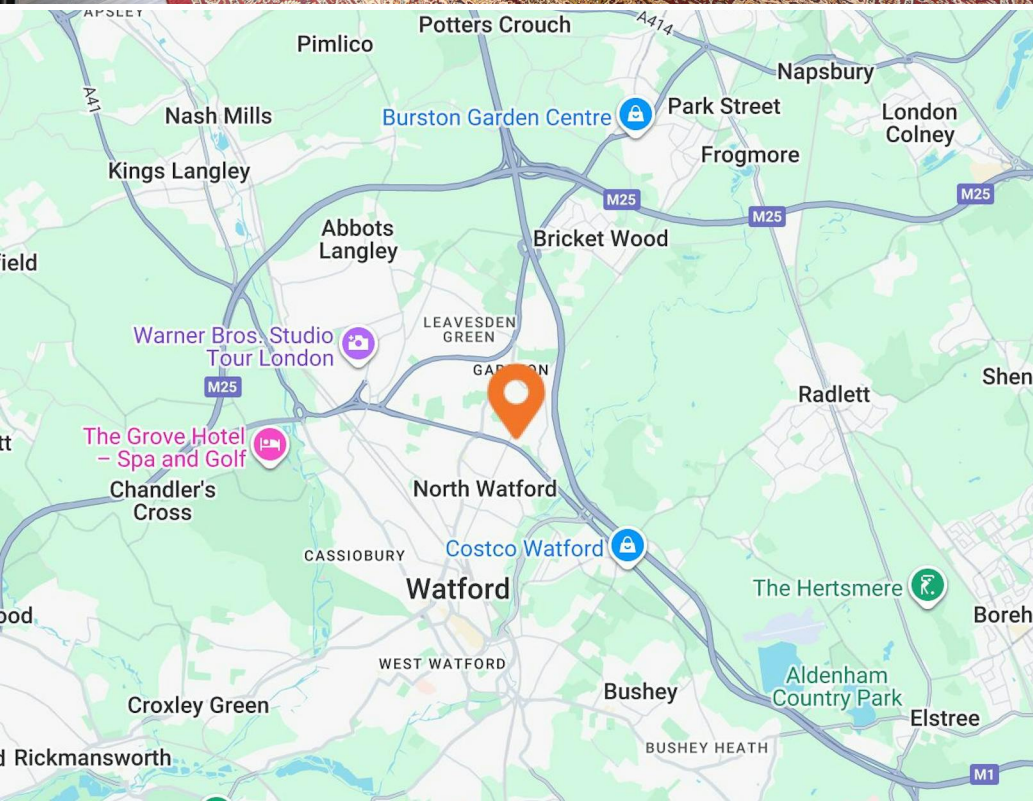
Additional features of the unit include an electric roller shutter door, a separate entry for personnel, and ample parking for up to eight vehicles.

Internal alterations can also be made to meet tenants requirements.

## Location

The property is ideally situated in North Watford on Colne Way, offering direct access to the A41 North Western Avenue.

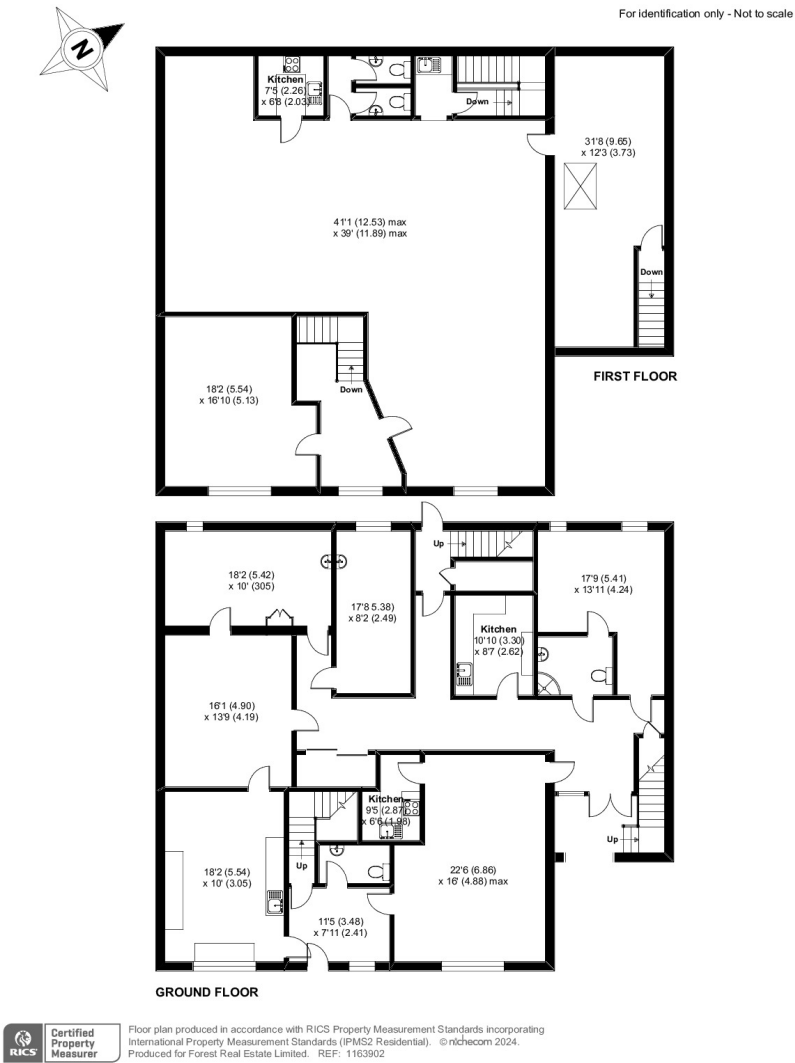
The M1 (Junction 5) is conveniently located less than a mile to the southeast, while the M25 (Junctions 20 and 21) can be reached within approximately 3 miles to the north, ensuring excellent connectivity to the national motorway network.







Colne Way Court, WD24



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,230	207.17
1st	2,358	219.07
Total	4,588	426.24
Lease	New Lease	
Rent	£40,000 per annum	
Rates	£35,217 per annum	
Service Charge	To be confirmed.	
VAT	Not applicable	
EPC	B (40)	

# Contact

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