iBOX

ODHAMS TRADING ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
25,171 SQ FT (2,338 SQ M)

Watford • WD24 7RY

UNIT 5

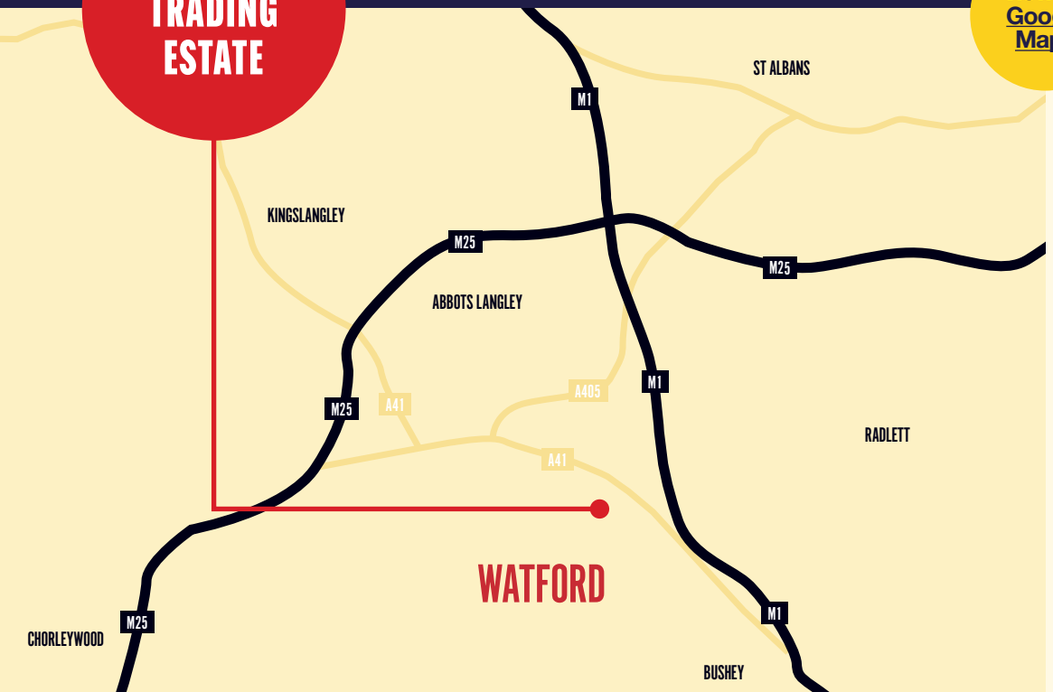


LOCATION

The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.

Watford North railway station is within 0.5 miles of the estate with Watford Junction 1.4 miles away, providing access into Central London via London Euston. Additionally, there are several bus routes along St Albans Road providing public transport links.





View on Google Maps



Odhams Trading Estate provides an attractive, well-maintained working environment in the established industrial location of Watford. The estate is located approx 1.6 miles north of Watford town centre, with direct access to the A412, connecting the national motorway network including the M1 (J5 - 1 mile) and M25 at J19 within 3 miles.

SPECIFICATION

- Strategic M25 / M1 location
- 72 car parking spaces available
- Four roller shutter doors, with two positioned on both front and rear elevations
- Office space on first and second floor levels
- 6.5m clear height rising to 8m at apex
- Watford North railway station within 0.5 miles

DESCRIPTION

Unit 5 is a prominent semi-detached warehouse of modern construction, situated in the established industrial location of Watford. The unit is undergoing an extensive refurbishment, including a roof replacement, new M&E throughout and new roller shutter doors, with works to complete in Q4 2026.

The unit benefits from four roller shutter doors, with two positioned on each of the front and rear elevations, together with ancillary office accommodation at first and second-floor levels and a ground-floor undercroft.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

AREA	SQ FT	SQ M
Warehouse	20,857	1,938
Undercroft (Ground)	1,438	134
Office (First)	1,438	134
Office (Second)	1,438	134
Total	25,171	2,338



INDICATIVE OF REFURBISHMENT

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TERMS

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

EPC

On application.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

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