

The logo for Trade City Watford features the word 'TRADE' in a bold, green, sans-serif font, with a green roof-like shape above it. Below 'TRADE' is the word 'city' in a smaller, green, lowercase sans-serif font. A thick green horizontal line is positioned below 'city', and the word 'WATFORD' is written in a bold, green, sans-serif font below the line.

TRADE
city
WATFORD



AVAILABLE NOW TO LET

2 NEW INDUSTRIAL, WAREHOUSE AND
TRADE COUNTER UNITS FROM 5,694 – 11,916 SQ FT

TRADE-CITY-WATFORD.CO.UK




THOMAS SAWYER WAY | WATFORD | WD18 0GS

NEW INDUSTRIAL, WAREHOUSE AND TRADE COUNTER UNITS






2 UNITS AVAILABLE

DESCRIPTION

The scheme provides an excellent industrial opportunity, comprising 12 units varying in size from 4,898 sq ft (455 sq m) and benefiting from dedicated car parking.

-  Prominent industrial location
-  Good car parking ratios
-  Flexible to meet occupier's demands

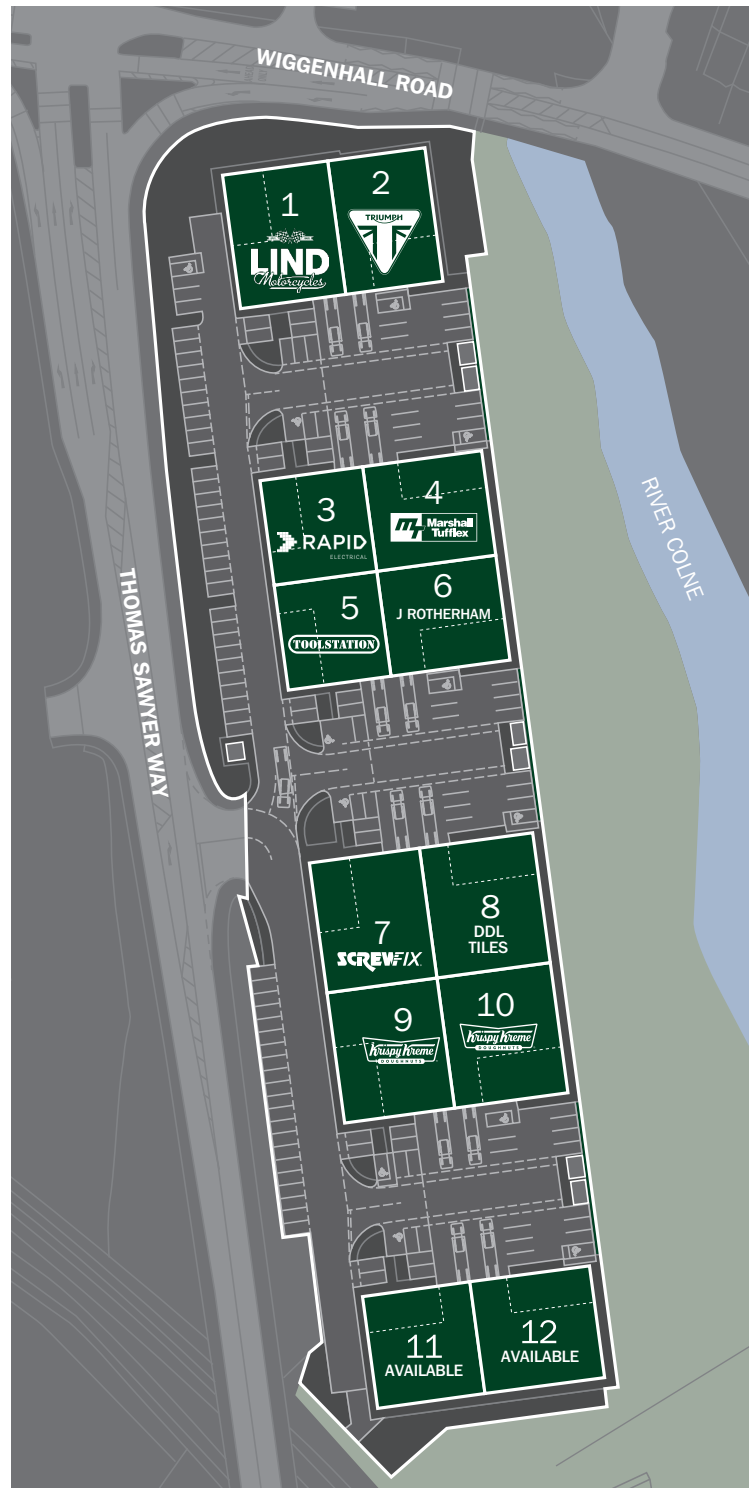
KEY FEATURES

-  Just 3 miles from the M1
-  Planning permission for B1(B), B1(C), B2, B8 uses
-  Trade counter consent for 10% of GEA
-  Ability to combine units
-  Landscaped environment



ACCOMMODATION

UNIT	SQ FT	SQ M
UNIT 1	LET TO LIND	
Ground	5,178	481
First	1,098	102
Total	6,275	583
UNIT 2	LET TO TRIUMPH MOTORCYCLES	
Ground	4,908	456
First	1,098	102
Total	6,006	558
UNIT 3	LET TO RAPID ELECTRICAL	
Ground	3,940	366
First	958	89
Total	4,898	455
UNIT 4	LET TO MARSHAL TUFFLEX	
Ground	4,672	434
First	1,184	110
Total	5,856	544
UNIT 5	LET TO TOOLSTATION	
Ground	3,940	366
First	958	89
Total	4,898	455
UNIT 6	LET TO J ROTHERHAM	
Ground	4,672	434
First	1,184	110
Total	5,856	544
UNIT 7	LET TO SCREWFIX	
Ground	5,350	497
First	1,098	102
Total	6,448	599
UNIT 8	LET TO DDL TILES	
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 9	LET TO KRISPY KREME	
Ground	5,350	497
First	1,098	102
Total	6,448	599
UNIT 10	LET TO KRISPY KREME	
Ground	5,619	522
First	1,356	126
Total	6,975	648
UNIT 11	AVAILABLE	
Ground	4,564	423
First	1,130	103
Total	5,694	528
UNIT 12	AVAILABLE	
Ground	5,016	466
First	1,206	112
Total	6,222	578



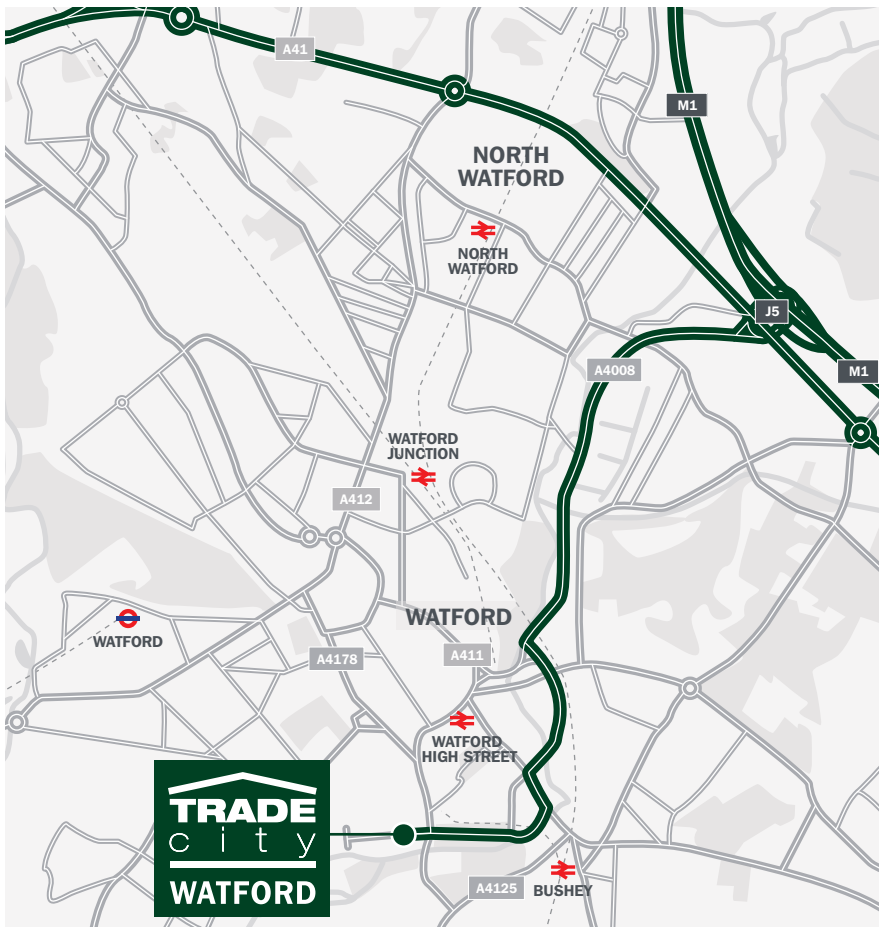
SPECIFICATION

- ≡ Single bay steel portal frame
- ≡ Floor loading 37.5 kN/m²
- ≡ Electronically operated roller shutter doors
- ≡ Eaves height 6.5m

OFFICE SPECIFICATION

- ≡ Fully fitted office accommodation
- ≡ Suspended ceiling
- ≡ LG7 lighting
- ≡ Perimeter trunking
- ≡ Gas central heating





TRAVEL TIMES



DESTINATIONS	MILES
Watford High Street Station	0.6
Bushey Rail Station	1.0
Watford Junction Station	1.5
M1 J5	3.0
M25 J19	5.0
M25 J21	6.0
Central London	21.0



SEAPORTS	MILES
London Gateway	51.5
Tilbury	52.9
Felixstowe	103.0
Dover	113.0



AIRPORTS	MILES
Luton	18.3
Heathrow	22.1
City	44.9
Stansted	48.3
Gatwick	58.4

LOCATION

The Trade City site is located to the south west of Watford town centre, off Wiggshall Road and is adjacent to the existing Wiggshall Industrial Estate, and is situated approximately 21 miles from Central London.

PLANNING

The site has planning consent under B1(B)/B1(C)/B2/B8 with ancillary industrial uses.

TERMS

Units available on a leasehold basis, rent on application.

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