

Watford – An industrial development desert?

If you have been looking for new build industrial freehold properties in Watford recently you may have noticed that there are none! Businesses have had options in the nearby towns of Hemel Hempstead and Kings Langley, but these are also running low on stock.

Watford is a well located town for industrial businesses with direct access to the M1, the M25 and the A41. The last new build scheme was Orbital 25 on Tolpits Lane, which Aitchison Raffety has been marketing. The industrial units have all now been sold or let. We only have 3 Office buildings remaining at this scheme. Aitchison Raffety has recently sold a 3 year old 3,650 sq.ft. industrial unit on Tolpits Lane and two refurbished industrial buildings of around 13,000 sq.ft. have just been sold in North Watford, illustrating that there is an appetite for more modern freeholds in the area.

We have a number of developer clients with requirements for 1+ acres in the town for industrial development. Due to the lack of available / suitable land in the town another option is to consider existing buildings that sit on a plot of 1 acre or above that may be suitable for redevelopment. We would welcome any opportunities to market sites or industrial premises in the area or indeed any other commercial properties in the town.

Please contact Anthony Woodcock of Aitchison Raffety on 01923 210733 to discuss any commercial property matters.



ABBOTTS BUSINESS PARK - PRIMROSE HILL - KINGS LANGLEY HERTS – WD4 8HY

FOR SALE – TO LET

New development of good quality, self contained offices and high office content industrial units.

- Located within 1 mile of J20 of the M25 motorway
- Close to mainline railway station
- Attractive business park setting
- Allocated parking

Availability

Office units - 1,600 sq.ft. – 2,550 sq.ft.

Industrial units - 2,092 sq.ft. – 2,166 sq.ft.

For more information please contact the agents:



Contact Anthony Woodcock or Ian Archer
Anthony.woodcock@argroup.co.uk
Ian.archer@argroup.co.uk



Property Consultant

**BRAND NEW OFFICES
RICKMANSWORTH
FOR SALE OR TO LET**



1,700 – 5,095 SQ.FT
ONLY 3 UNITS REMAINING
COMPETITIVE LEASE TERMS AVAILABLE

**** WANTED ****

RETAIL /
INDUSTRIAL / OFFICE

FREEHOLD AND
LEASEHOLD

DUE TO IMPROVED
DEMAND

**WE ALSO PROVIDE ADVICE
ON RENT REVIEWS AND
LEASE RENEWALS**

**INDUSTRIAL UNIT
MOOR PARK, WATFORD
TO LET**



4,911 SQ.FT
GENEROUS PARKING

**CHORLEYWOOD
RETAIL SHOWROOM + 3 BED APARTMENT
FOR SALE**



GF SHOWROOM 1,346 SQ.FT.
CAR PARK AT REAR
FRONTING A404 RICKMANSWORTH RD

**Contact 01923 210733
www.argroup.co.uk**

CAR WASH & VALETING SITE TO LET

Prime location
in Watford
Close to A41

With car storage space

CALL

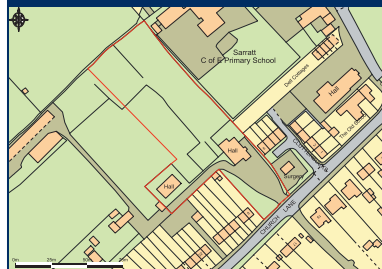
07834 525286

for more details

Savills Micheldever
rsturt@savills.com
01962 774940

savills.com

savills



Residential Development Site

**FOR
SALE**

Former Royal British Legion Club,
Sarratt, WD3 6HL

0.749 Ha (1.85 acres)

COMMERCIAL & RESIDENTIAL PROPERTY TO LET & SALE

WATFORD Rickmansworth Rd Ind-Offices	9,000 sq
WATFORD Rickmansworth Rd Ind-Offices	4,300 sq
WATFORD Rickmansworth Rd Ind-Offices	4,500 sq
ST ALBANS London Rd Units From Ind-Offices	1,500 sq
ST ALBANS Porters Wood Ind-Offices	12,000 sq
HEMEL HEMPSTEAD Town Centre Storage	400 sq

RESIDENTIAL

ST ALBANS Res Land PP 10 - 2 Bed
FLATS ALT 3 - Det - 4-Bed Houses
ABBOTTS LANGLEY Det Cottage & Garage
TORQUAY DEVON Luxury Penthouse

**HEMEL HEMPSTEAD PROP CO. (APSLEY) LTD
01923 672017 hhpcl@aol.com**

TO - LET**TOWN CENTRE OFFICES****1500-3875SQFT****VICTORIA HOUSE,****CLARENDON ROAD, WATFORD****brasier
freeth.****01923 210810**

www.brasierfreeth.com

Contact Graham Ricketts
D/D: 01923 205525**TO - LET****ECONOMICAL SINGLE STOREY
FACTORY/WAREHOUSE****1900SQFT****21 OLDS CLOSE, WATFORD****brasier
freeth.****01923 210810**

www.brasierfreeth.com

Contact Graham Ricketts
D/D: 01923 205525**TO - LET****NEWLY CONSTRUCTED
SELF-CONTAINED OFFICE BUILDINGS****2870SQFT EACH****THE ATLANTIC BUSINESS CENTRE****STIRLING WAY, BOREHAMWOOD****brasier
freeth.****01707 392080**

www.brasierfreeth.com

Contact James Oliver
D/D 01707 396733**BUSINESS SPACE PROPERTY ADVICE ACROSS THE NORTH AND WEST M25 REGION****JOHN WHITEMAN & CO.**
CHARTERED SURVEYORS • ESTATE AGENTS**020 8950 0663****Development Opportunity:-**

Nascot Village.

Planning for 2 Large Town
Houses.Extension and reconfiguration
of existing building required.

Close to Watford Junction.

With Parking,

OIRO £650,000**Freehold Investments:-**Retail shop - Rickmansworth
High Street - rent £15,000pa
Rent Review due August 2011**FOR SALE - £225,000**Retail Shop - Hunton Bridge
The Limes - Rent £10,500pa
FOR SALE - £165,000**TO LET:-**

Offices - 390 sq.ft

Offices - 822 sq.ft

Industrial - 1,711 sq.ft

Industrial - 3,237 sq.ft

Retail Shop - Bushey Heath

Retail Shop - Delta Gain

FOR SALE:-

Freehold industrial units

Olds Close - **£230,000**Olds Close - **£289,000****Residential Investments :-**

House in Multiple Occupation

Income approx £18,200pax

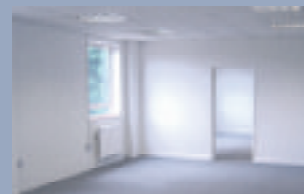
West Watford Area

FOR SALE - £230,000

For further information on any of the above contact

Ian McMellin -Tel: 020 8950 0663

www.johnwhiteman.co.uk

VERULAM ESTATE
SMALL, BRIGHT
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