



13 New Industrial / Warehouse Units To Let
Unit sizes from 2,063 sq.ft. – 11,912 sq.ft.





DESCRIPTION

Inspire at Watford Business Park is a brand new industrial/warehouse development providing units of 2,063 or 5,956 sq ft which can be combined to offer up to 11,912 sq ft.

Sustainability is at the heart of the scheme with units benefitting from solar panels, EV charging points and cycle storage. Externally each unit will have its own dedicated loading area providing level access loading and allocated parking.

KEY POINTS

- Brand new units with an excellent specification
- Target EPC of B
- BREEAM target 'Very Good'
- Generous onsite parking
- Onsite café
- Excellent location in close proximity to the M1 and M25



UNITS 2 - 5

Area	Sq Ft	Sq M
Ground Floor Warehouse	2,978	276.7
First Floor Office	450	42.7
Total	3,428	319.4

- Minimum eaves height 6.91 metres
- Maximum eaves height 8.68 metres
- 1 electric loading door
- Fitted first floor offices
- Disabled WC and shower
- Floor loading 40 kN per sq m

UNITS 6 - 13

Area	Sq Ft	Sq M
Ground Floor Warehouse	5,956	553.3
Total	5,956	553.3

- Minimum eaves height 6.91 metres
- Maximum eaves height 8.68 metres
- 1 full height electric loading door
- Disabled WC and shower
- Floor loading 40 kN per sq m

UNIT 14

Area	Sq Ft	Sq M
Ground Floor Warehouse	2,063	191.7
Total	2,063	191.7

- Minimum eaves height 4.15 metres
- Maximum eaves height 5.86 metres
- 1 electric loading door
- Disabled WC and shower
- Floor loading 40 kN per sq m

All areas are approximate gross external areas. The units are suitable for a mix of uses comprising: research and development (Class E), light industrial (Class E), general industrial (Class B2), storage and distribution (Class B8), ancillary offices (Class E).



GREENHILL CRESCENT

 **INSPIRE**
WATFORD BUSINESS PARK

POPULATION



Watford has a population of
102,000

QUALIFICATION



Watford boasts
53.4%
Educated to L4+

GROWTH



High
6.03%
growth rate in population

EMPLOYMENT



5,065
Businesses and
64.4%
population of working age





DRIVE TIMES	Miles	Mins
M1 J5	4.4	11
M25 J17	5.3	13
M25 J18	4.7	11
M25 J19	5.0	12
M25 J20	5.4	14



WATFORD JUNCTION	Mins
London Euston	15
St Albans Abbey	17
Clapham Junction	43
Milton Keynes Central	45
Birmingham	125



TOWNS / CITIES	Miles	Mins
Watford	2.2	8
Hemel Hempstead	12.7	23
St Albans	11.0	28
Heathrow	18.9	26



W30 BUS	Mins
Watford Junction Station	13
Watford Metropolitan Station	5
Watford Town Centre	17

All times and distances are sourced from National Rail and Google Maps



At the core of Inspire at Watford Business Park development lies a strong commitment to sustainability. This is reflected in its design which enables businesses to minimise their carbon emissions while providing a first class working environment.

Every unit at Inspire is constructed to a high specification and is built using carbon-neutral techniques. By incorporating forward-thinking design principles, the park will optimise operational efficiencies and have a positive impact on both the occupants and the environment that surrounds it.



TARGET BREEAM
RATING VERY GOOD



SOLAR PV
ROOF PANELS



DEDICATED BICYCLE
STORE/SHELTER



EV CHARGING POINTS
TO EACH UNIT



LED
LIGHTING



SUSTAINABLY SOURCED
CONSTRUCTION
MATERIALS



HIGHLY INSULATED
BUILDINGS



OPTIMISED NATURAL LIGHT
FROM ROOFLIGHTS AND
WITHIN FAÇADE



SUSTAINABLE SURFACE
WATER DRAINAGE
SYSTEM



LANDSCAPED SETTING TO
BENEFIT PUBLIC REALM AND
BIO-DIVERSITY

TENURE

The units are available on new full repairing and insuring leases on terms to be agreed.

VAT

VAT is applicable at the prevailing rate.

EPC

Target EPC rating of B, copies will be available following practical completion.

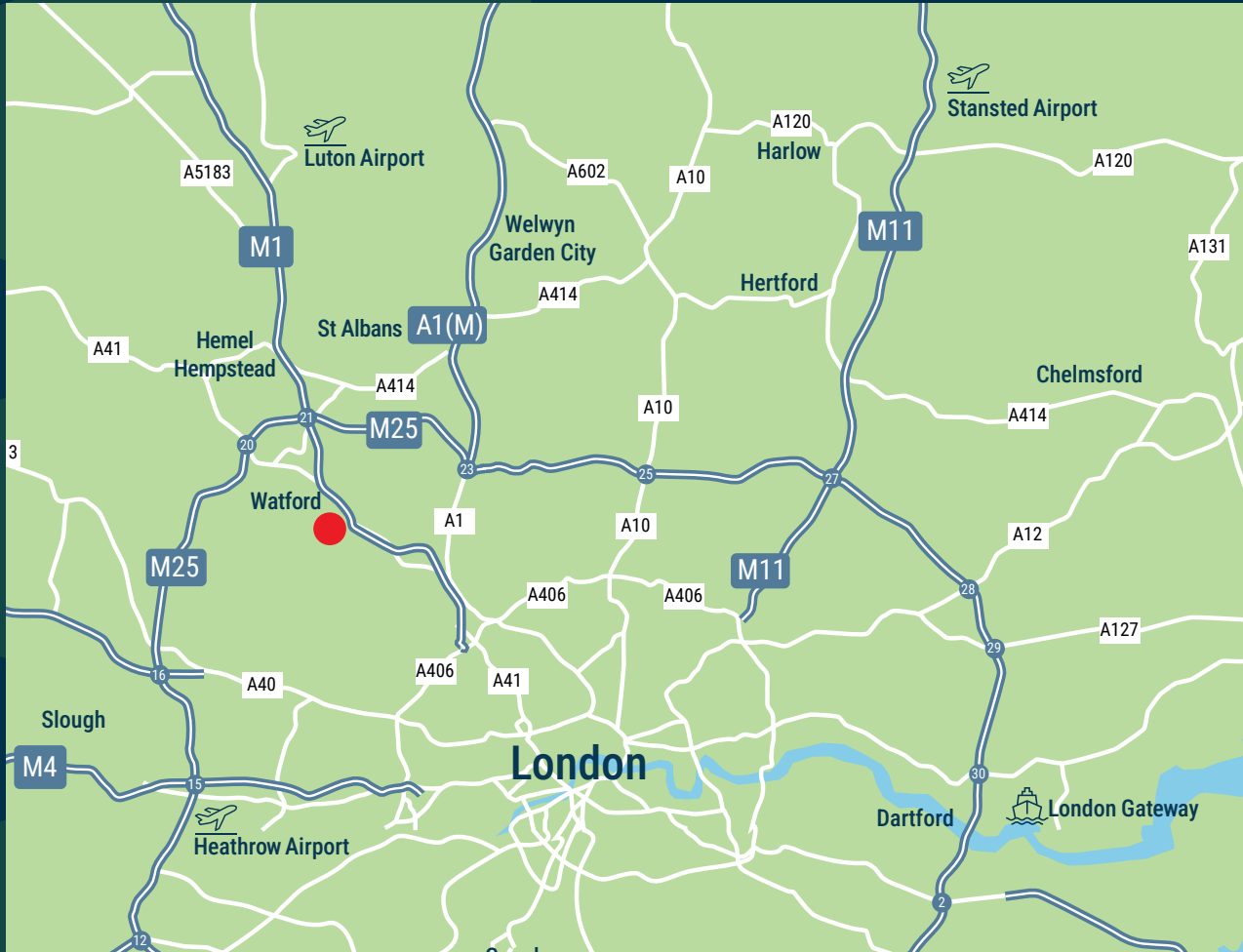
RATEABLE VALUE

Rates will be assessed following practical completion. Interested parties are advised to make their own enquires.

LEGAL COSTS

Each party will be responsible for their own legal costs.





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Note: All plans not to scale.

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