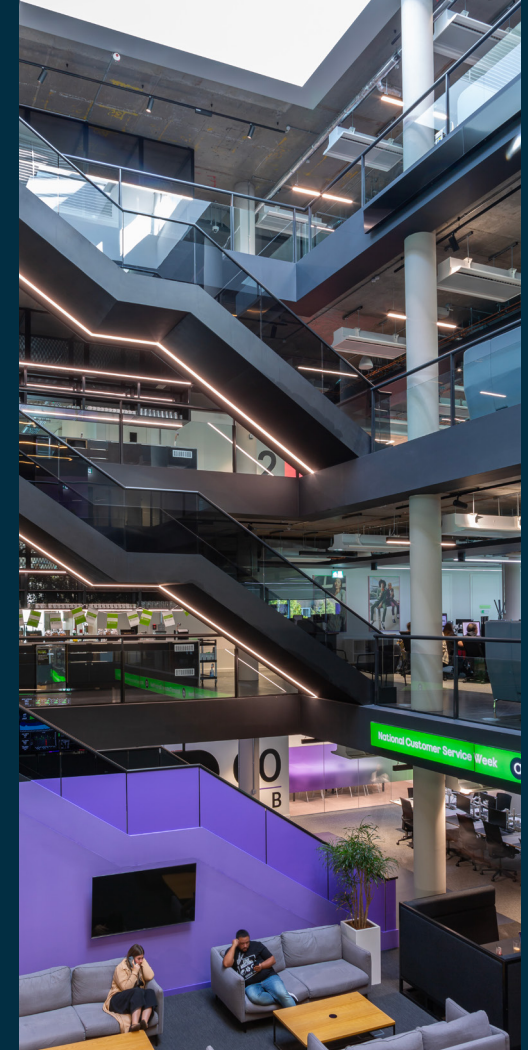


ONE LEAVESDEN PARK

From 4,356 sq ft to 54,857 sq ft of refurbished
office space with outstanding amenities.
Available on flexible terms.

oneleavesdenpark.co.uk





WELCOME TO LEAVESDEN PARK

The Avenue is the beating heart of this newly refurbished office space. Offering a considerable range of on-site amenities, kicking-off from your morning coffee through to your end of day spin class and everything in between: Gym / Treatment Rooms / Changing Facilities / Meeting Rooms / Conference Centre.

FLEXIBLE HIGH QUALITY WORKSPACE

The office space has been refurbished to include a Cat B fit-out, offering flexible space across a variety of differently sized floor plates. With kitchenettes, break-out space and meeting rooms available on every floor, the offices offer a high quality air-conditioned working environment with exposed services, LED Lighting and raised floors.

COMMUNITY FOCUSED & SOCIALLY ACTIVE

The Avenue offers a canteen and a coffee shop, catering for your early start, your lunch time meeting and that afternoon pick-me-up. Giving you space to sit and eat with colleagues & friends!



ON-SITE AMENITIES

WELLNESS CENTRE

The Wellness Centre offers a broad range of treatment services across two individual treatment rooms, offering everything to keep you mind, body and spirit healthy.

TREATMENT ROOMS

The perfect environment to relax, the treatment rooms are available to all staff members and offer massage, facials, nails and much more.

GYM

Newly kitted out with a variety of CV equipment, weights machines and free weights, there's something in there for every type of gym enthusiast.

CONFERENCE CENTRE

The conference facility 'The Den' can accommodate up to 150 personnel, providing the perfect presentation space for corporate events and the ability to open the space via the sliding doors onto The Avenue for more social occasions.

CAFÉ THE CANTEEN

Serving an eclectic mix of bean-to-cup coffees, our on-site baristas are there to attend to all your caffeine-related needs.

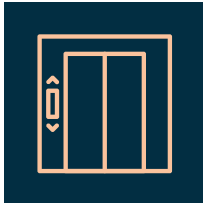
RESTAURANT

The on-site restaurant provides a variety of hot and cold meals throughout the day. Everything you need to keep fuelled and focussed on the task at hand.

SPECIFICATION



Chilled beam
air-conditioning



6 x
passenger lifts



Parking ratio
of 1:250 sq ft



Full kitchen with self-
service canteen and
on-site café



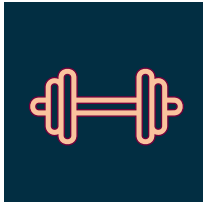
Conference suite
and meeting rooms



Raised access
floors



Exposed services with
LED light fittings



On-site gym with
showers, studio
and salon



EPC Rating B46



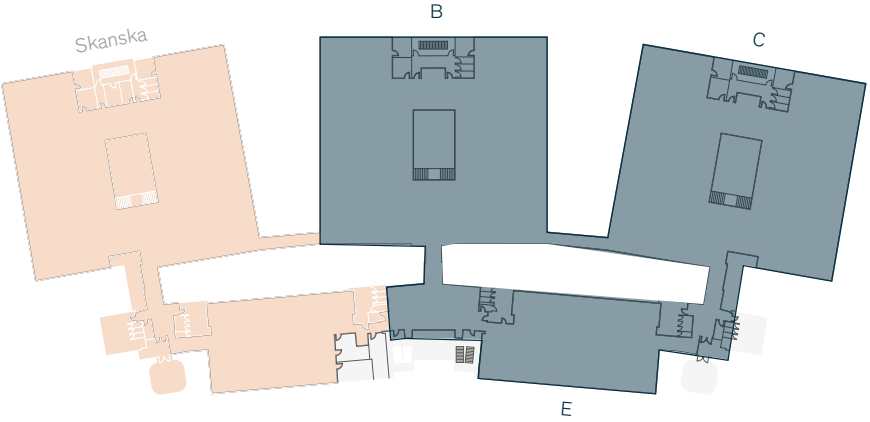
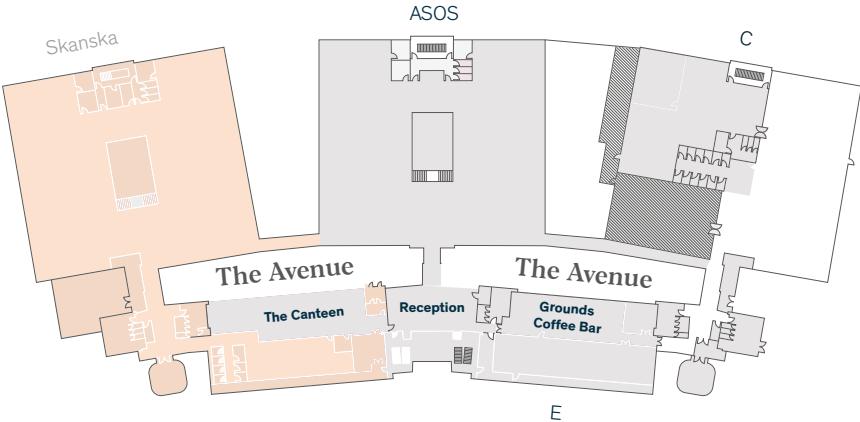
SCHEDULE OF AREAS

	A	D	B	C	E
FLOOR	SQ FT	SQ FT	SQ FT	SQ FT	SQ FT
THIRD	LET	LET	11,574	11,506	LET
SECOND	LET	LET	11,566	11,499	4,356
FIRST	LET	LET	ASOS	ASOS	2,030 / 4,356
GROUND	LET	LET	ASOS	Gym / Wellness Centre	ASOS
TOTAL (AVAILABLE)	-	-	23,140	23,005	8,712

These floor areas are approximate and have been calculated on a net internal basis.

GROUND FLOOR

TYPICAL UPPER



LET TO ASOS
 LET TO SKANSKA
 SERVICED AREAS
 AVAILABLE

WATFORD

Watford is a dynamic business location. The premier office location in the county of Hertfordshire, situated approximately 20 miles (32.2 km) north west of Central London.

The town benefits from excellent communications being strategically located within three miles (4.8 km) of the M1 and M25 motorways, and with up to four direct rail services per hour to London Euston.

Watford's extraordinary location offers businesses direct access to one of the world's leading talent pools with 5 million people within a 40 minute commute. This makes it easy to do business across the UK and beyond, with the opportunity to get right to the heart of international markets.

DRIVE TIMES

9 min Watford North

9 min M1

11 mins Kings Langley

11 mins Watford Junction

12 mins Watford Underground

12 mins M25

14 mins Watford High Street

14 mins Hemel Hempstead

19 mins St Albans

56 mins London

TRAVEL

10 min Shuttle bus

15 min Watford Junction to Euston (fastest)

16 mins Road travel

17 mins Public bus (fastest)

35 mins Hemel Hempstead to Leavesden Park (Bus)



6 HERCULES WAY, LEAVESDEN, WD25 7GR
What3words: (//trick.tree.song)



**brasier
freeth.**

**Knight
Frank**

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Terms

Highly flexible occupational options available.

Anti-Money Laundering - These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.