



## **14 Rhodes Way**

Watford, WD24 4YW

### **1.25 Acre Light Industrial Site - To Let / For Sale**

**25,475 sq ft**

(2,366.70 sq m)

- 25, 475 sqft Modern Warehouse & HQ Office
- Secure Yard
- Electric gate
- 18,702 sqft Warehouse
- 5.8m eaves height
- Ample Parking

# 14 Rhodes Way, Watford, WD24 4YW

## Summary

Available Size	25,475 sq ft
Rent	£485,000 per annum
Price	Price on application
EPC Rating	Upon enquiry

## Description

The property, which is entirely self-contained, on a site of 1.125 acres, comprises a detached modern single storey industrial/warehouse with two storey offices to the front. The property benefits from a secure yard via an electric operated gate, where vehicles also have access around the building. The warehouse totals approximately 18,702 sq ft (1,737 sq m) with a partition walled area providing separate picking and packaging/storage/workshop space. The warehouse also benefits from a minimum eaves height of approximately 5.8 meters and accessed by four roller shutters plus separate canteen and WC facilities.

The ground floor offices are fully air-conditioned and DDA compliant, with access via a main entrance and side entrance. Made up of a combination of open plan and individual offices including board room and staff canteen. The ground floor benefits from a lift, disabled WC and additional WC facilities.

The first floor offices are a combination of open plan and individual offices including CEO's office and archive room. Benefitting from a high specification to also include air-conditioning, suspended ceiling with recessed lighting, and male and female WC's. There is also a mezzanine area of approximately 1,805 sq ft currently used as a showroom.

## Location

The property is located at the top end of Rhodes Way, a spur road off Colonial Way, which is one of Watford's best and most recognised industrial and trade counter locations.

Access to the A4008 which links directly to Junction 5 of the M1 is via Colonial Way (approximately 1 mile). Junction 19 of the M25 is circa 3 miles both providing access to the national motorway network. Watford Junction Station (circa 1 mile) offers a direct service to London Euston (approximately 14 minutes) Birmingham and Gatwick.

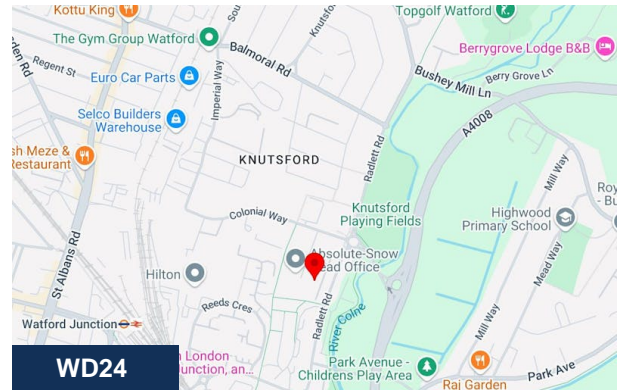
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	18,702	1,737.47	Available
Ground - Office	2,166	201.23	Available
1st - Office	2,166	201.23	Available
1st - WC and Storage	636	59.09	Available
Mezzanine - Showroom	1,805	167.69	Available
<b>Total</b>	<b>25,475</b>	<b>2,366.71</b>	

## Video

- Marketing Video - <https://property-teaser-video.s3.eu-west-1.amazonaws.com/79d21fa7-4b2f-49bf-b350-e9b57ad3eddb.mp4>



## Viewing & Further Information



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Ltd. prior to setting out or ordering any materials.

I	JAN07	BOUNDARY/REVISED, PARKING LAYOUT ADDED
H	DEC06	D/SOCKETS TO WAREHOUSE ADDED
G	DEC06	BOUNDARY/REVISED, RETAINING WALL DETAILS ADDED.
F	NOV06	EXTERNAL LIGHTING POSITIONED/REVISED.
E	SEP06	LAYOUT REVISED
D	JUNE06	SOLID PANELS TO EITHER SIDE OF THE DOORS TO THE LOADING BAY OF THE PACKING AREA
C	MAR06	THE PACKING AREA RETAINING WALL DETAIL ADDED
B	FEB06	INTERNAL LAYOUT REVISED
A	JAN06	PACKING AREA ADDED, FOOT PRINT TO OFFICE REDUCED BY 1.5M

Date	Revisions	© copyright
<p><b>RKA</b> Architecture - Interior Design/Project Management</p> <p>THE COTTAGE 116 ELMS LANE LONDON HA0 2NP</p> <p>TEL : 020 8385 2824 FAX : 020 8385 1864 email: mail@rkadesign.co.uk</p> <p>Client AASHIVANA LTD</p> <p>Job Title 14 RHODES WAY WATFORD</p>		

Drawing Title  
**PROPOSED GROUND FLOOR PLAN - General arrangement**

Scale: 1:200

Date: NOV 05  
Drawn by: KC

Dwg No. RK / 660 / 01  
Rev. I



**PROPOSED GENERAL ARRANGEMENT PLAN AND EXTERNAL WORKS**

