



THE BELFRY

WATFORD



High quality refurbished offices. 5,411 sq ft available To Let.

thebelfrywatford.com



GLENEAGLES

The Belfry, 13 Colonial Way,
Watford, WD24 4WH

5,411 sq ft (502.7 sq m) TO LET



Specification

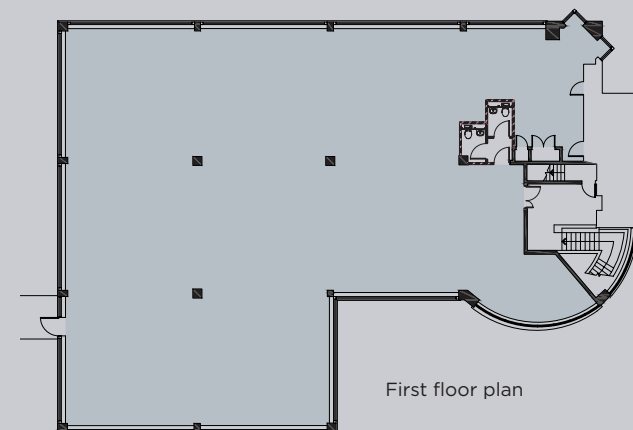
- Fully refurbished
- New air conditioning
- Raised floors
- New metal suspended ceilings and LED lighting
- New WCs on each floor
- 22 parking spaces
- EPC Rating B39



Floor Areas

Floor	sq ft	sq m
Ground	LET	
First	5,411	502.7
Total	5,411	502.7

(Approx. IPMS.3 floor areas)



First floor plan



SUNNINGDALE

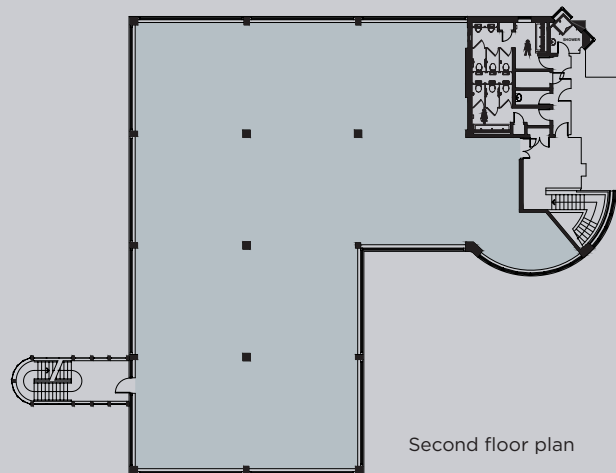
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FULLY LET

Floor Areas

Floor	sq ft	sq m
Second	LET	
Total	LET	

(Approx. IPMS.3 floor areas)



Specification

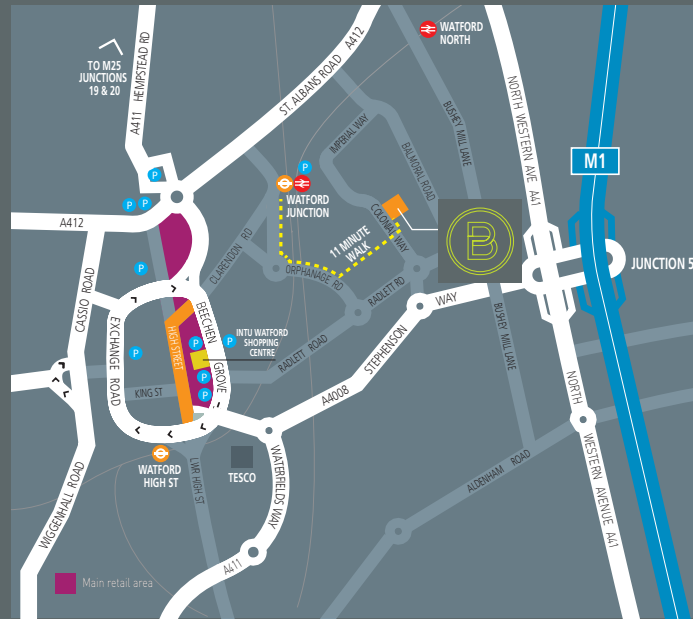
- Fully refurbished
- Air conditioning
- Raised floors
- New metal suspended ceilings and LED lighting
- New WCs
- New shower
- New entrance
- Refurbished reception
- 24 parking spaces
- EPC Rating C51





THE BELFRY

13 Colonial Way,
Watford, WD24 4WH



Location

The Belfry is located on Colonial Way close to Stephenson Way (A4008), which links Junction 5 of the M1 to Watford Town Centre.

Watford Junction Station (within a short walk), provides rail services to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 1 mile and Junction 19 of the M25 is within 3 miles. Nearby office occupiers include Wickes, HSBC, Majestic Wine and Handelsbanken.

Communications

By Road

M1 Junction 5	1.1 miles
M25 Junction 19	4.0 miles
M25 Junction 21A	4.7 miles
M40	13.0 miles
Central London	21.5 miles
Heathrow Airport	22.4 miles
Luton Airport	17.6 miles
Stansted Airport	45.9 miles

By Rail (Watford Junction)

London Euston	15 min
Milton Keynes	21 min
Clapham Junction	40 min
Birmingham New St.	68 min

(Fastest times)

thebelfrywatford.com

Terms

Upon application.

Viewing

Strictly by appointment through the joint agents.

Paul Smith
020 7629 5572
paulsmith@brayfoxsmith.com

Paul Felton
01923 604024
pmf@stimpsons.co.uk



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