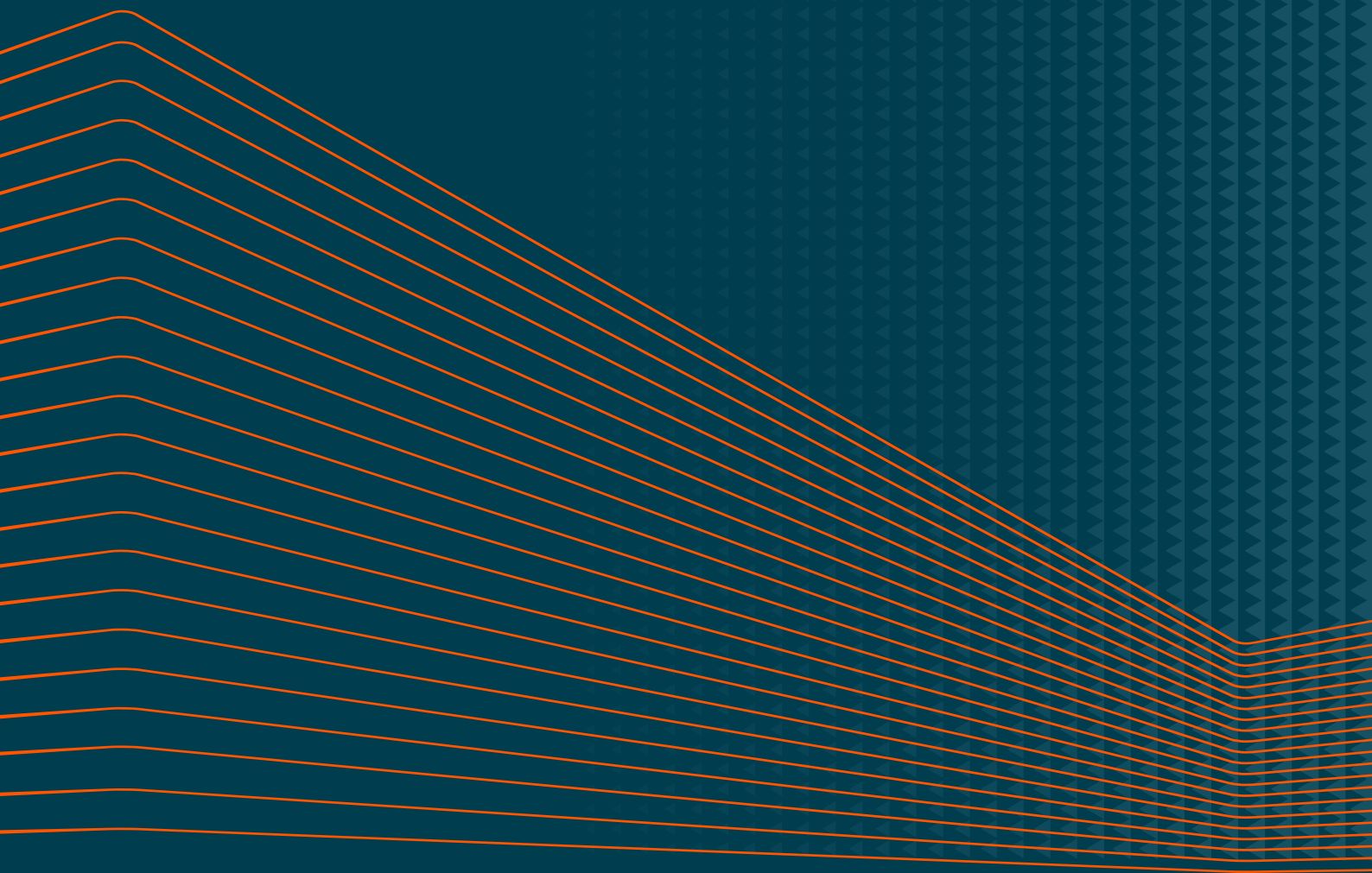


VENTURA PARK UNIT F

OLD PARKBURY LANE, COLNEY STREET,
VENTURA PARK, RADLETT AL2 2DB

29,784 sq ft (2,767 sq m)
Grade A refurbished warehouse





3 MILES FROM J6 M1

24HR ACCESS WITH OVERNIGHT
GATEHOUSE SECURITY

LOCATED WITHIN AN ESTABLISHED
LOGISTICS LOCATION

STRATEGICALLY LOCATED

Unit F at **Ventura Park**, Radlett provides **29,784 sq ft** of high-quality warehouse space. Located on the established Ventura Park, the unit sits just 3 miles from J6 of the M1 and within 3.5 miles of J21a of the M25, providing excellent connectivity to Central London and the wider UK motorway network.



Indicative image



Indicative image



Indicative image



Indicative image

SPECIFICATION



7.4m eaves height
rising to 12m apex height



Refurbished two storey
office space



Additional amenity, kitchen
and refurbished WC's



150 kVA power supply



Targeting EPC A



1 dock level door



1 level loading door



133 KWp PV panels



Brand new roof



Large parking area



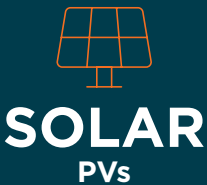
EV charging points



LED sensor lights

UNIT F

HIGH QUALITY INDUSTRIAL UNIT
29,784 SQ FT



SOLAR
PVs



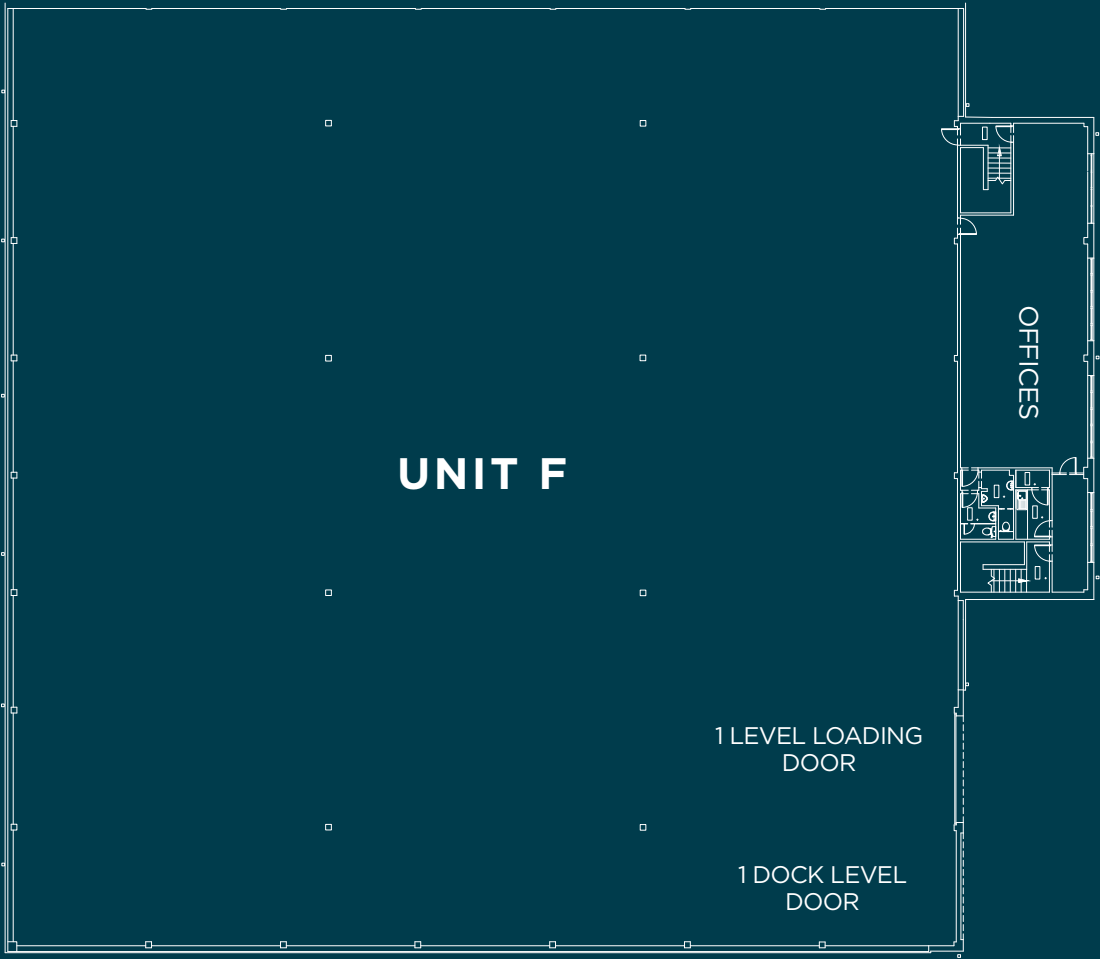
7.4M
EAVES HEIGHT
RISING TO 12M
APEX HEIGHT



150
kVA POWER
SUPPLY



2 LOADING
DOORS
(1 DOCK +
1 LEVEL LOADING
DOOR)



GROUND FLOOR

Estate plan



Schedule of Accommodation
(approx GEA)

UNIT F	sq ft	sq m
Warehouse	25,989	2,414.5
Ground Floor	1,902	176.7
First Floor	1,893	175.9
Total	29,784	2,767.1



Positioned on Ventura Park, just 3 miles from J6 M1 and within 3.5 miles of J21a and 7.4 miles of J22 of the M25, Unit F provides excellent access to Central London and the wider UK motorway

network. Radlett train station is just 2 miles away, offering regular services to St Albans, Luton and London St Pancras via the Thameslink line.



READY TO WORK

Unit F benefits from a highly skilled labour force with over 90% of the local population qualified to RFQ2 or higher. The unit is also within a 30-minute drive of more than 1.8 million households, providing a readily available labour pool.

Local working age population **657,800**



Local population qualified to RQF2 and Above **90.6%**



Labour Costs

Average weekly salary compared to the area of London

Ventura Park	£851.00
London	£905.00

*Source: Nomis, based on the area of Radlett.

PERFECTLY POSITIONED

UNIT CONNECTIVITY	Miles	Drive time
Radlett station	2	5 mins
J6 M1	3	8 mins
J21a M25	3.5	8 mins
St Albans	3.8	9 mins
Watford	6.9	12 mins

	Miles	Drive time
A1(M) / M25 interchange	6.9	12 mins
J22 M25	7.4	12 mins
Staples Corner	16.5	22 mins
Park Royal	20	30 mins
Central London	19	45 mins

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

Targeting EPC A.

For further information contact the letting agents:



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