

REFURBISHED INDUSTRIAL/WAREHOUSE UNITS FROM 2,374 TO 7,424 SQ FT (221 TO 690 SQ M)

IMPERIAL WAY / WATFORD / WD24 4YY



PENFOLD
INDUSTRIAL PARK





HIGH QUALITY INDUSTRIAL/ WAREHOUSE UNITS TOTALLING 102,000 SQ FT (9,476 SQ M)

Penfold Industrial Park is located in an established industrial distribution location, approximately 1.5 miles from the M1 (Jct 5), and 3.2 miles M1/M25 (Jct 6a/21a) Interchange.

The industrial park is undergoing a comprehensive refurbishment programme.

THE TIME THE PLACE

- INDUSTRIAL/WAREHOUSE UNITS FROM 2,374 - 7,424 sq ft (221 - 690 sq m)

EASY ACCESS TO LONDON AND THE NATIONAL MOTORWAY NETWORK

APPROX. 1.5 MILES FROM M1 (Jct 5)

APPROX. 3 MILES FROM M25 (Jct 19)

A SHORT DISTANCE TO WATFORD JUNCTION STATION

EXCELLENT CAR PARKING

HIGH QUALITY UNITS

EXCELLENT LOCAL LABOUR POOL

SITE PLAN

Penfold Industrial Park comprises 24 units with excellent car parking facilities.



THE HUSTLE THE BUSTLE

The site is based in the heart of Watford's industrial location and has already been recognised by a number of well known companies including:

SCREWFIX

HOWDENS
JOINERY CO.

EASY BATHROOMS
SIMPLY LUXURIOUS

SIGMA
Independent together

CEFC

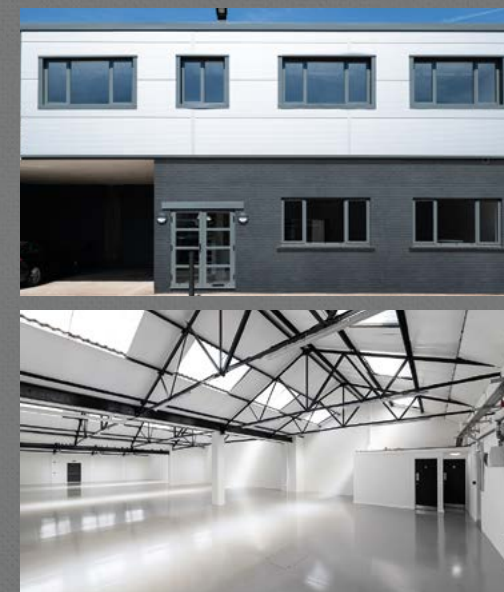
Dhamecha
CASH & CARRY

TOOLSTATION

arco

selco
BUILDERS
WAREHOUSE

EXAMPLE OF REFURBISHED UNIT





LOCATION

Penfold Industrial Park is very well located within approximately one mile of Junction 5 on the M1, and from there to the M25 at Junctions 19/20. Watford Junction Railway Station and Town Centre are 1.5 miles approximately.

TERMS

Available leasehold. Please contact the joint sole agents for further details.

FURTHER INFORMATION

For further information please contact the joint agents:



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THE SHORT THE SWEET

Walking distances

Local Shops	10 mins
Watford North Rail Station	13 mins
Watford Junction Rail/Bus Station	22 mins

Driving distances

M1 (Junction 5)	1.5 miles
M25 (Junction 19)	2.9 miles
M1 (Junction 1)	13 miles
London Luton Airport	18 miles
Central London	20 miles
London Heathrow Airport	22 miles

Rail times from Watford Junction

London Euston	16 mins
Clapham Junction	42 mins
Birmingham New Street	77 mins

Sources:
Google Maps, National Rail and Transport for London.

PENFOLDINDUSTRIALPARK.CO.UK

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