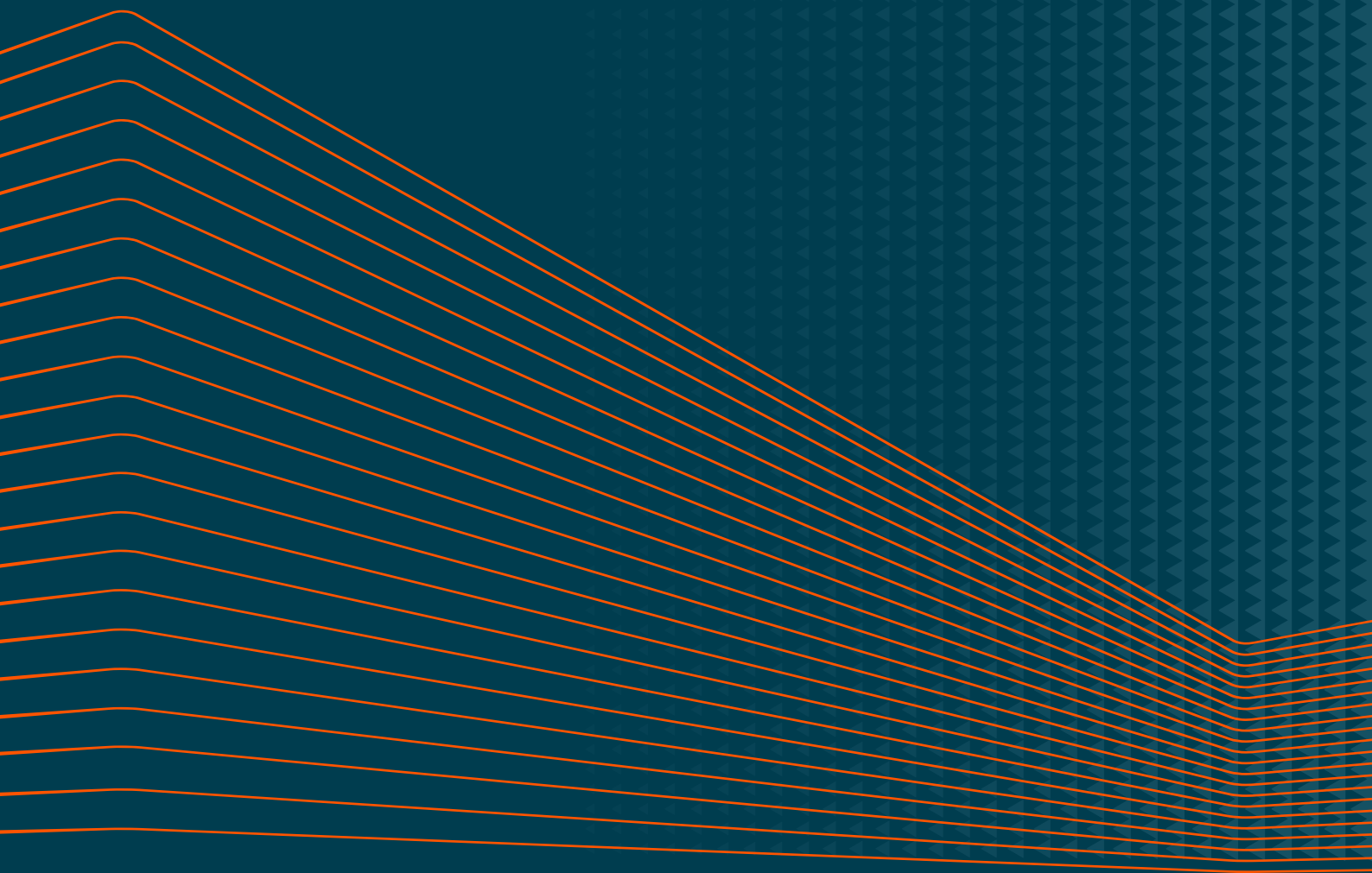


# VENTURA PARK UNIT F

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.





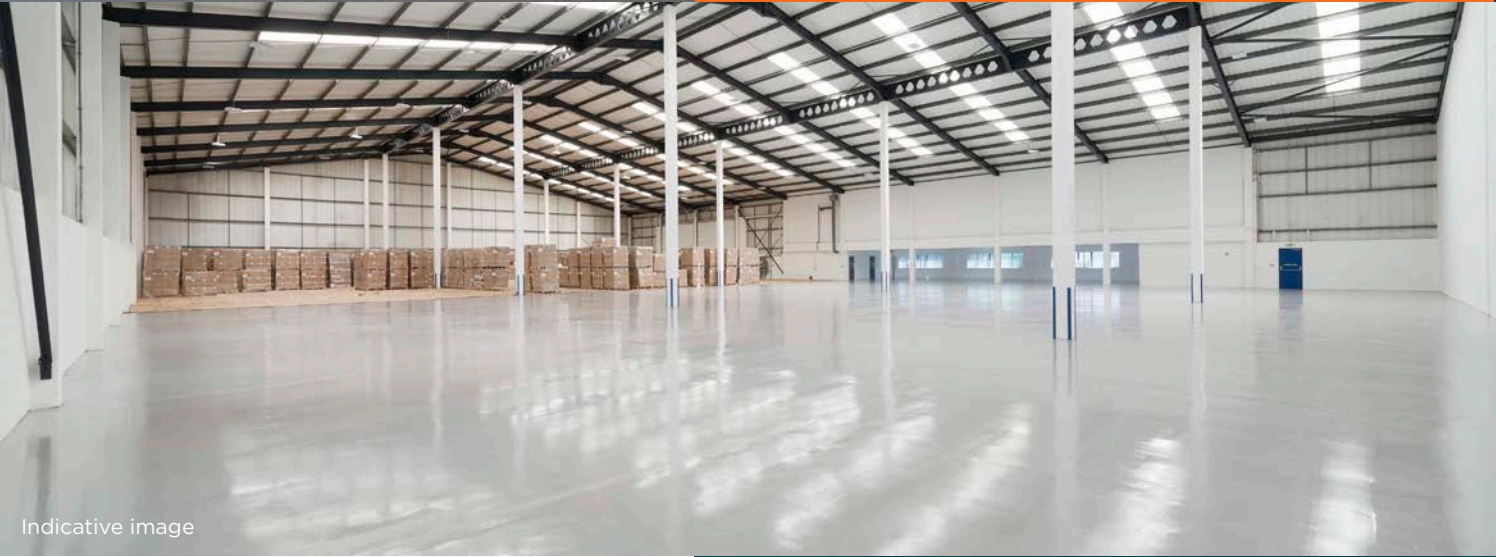
Indicative image



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**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



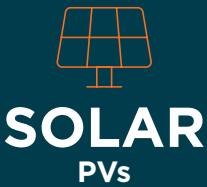
EV charging points



LED sensor lights

**UNIT F**

HIGH QUALITY INDUSTRIAL UNIT  
**29,784 SQ FT**



**SOLAR**  
PVs



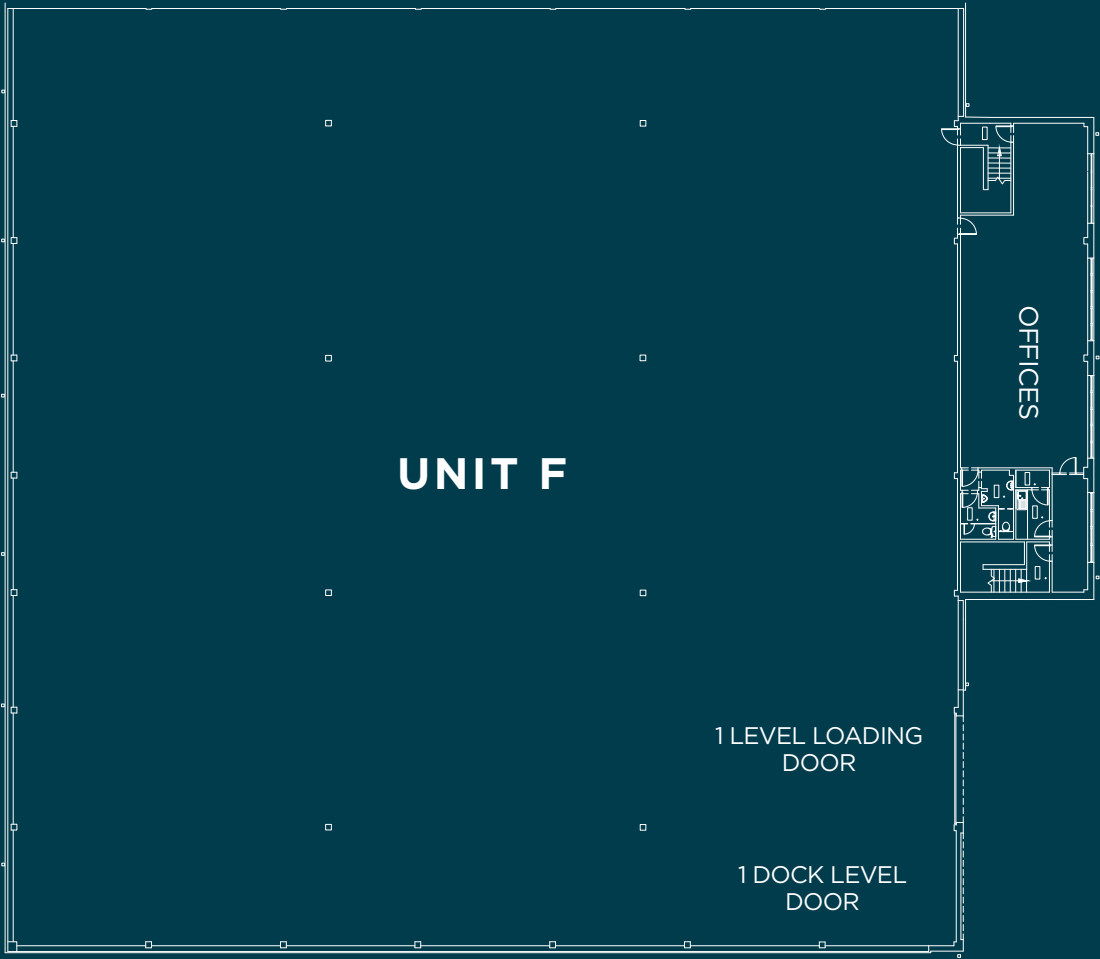
**7.4M**  
EAVES HEIGHT  
RISING TO 12M  
APEX HEIGHT



**150**  
kVA POWER  
SUPPLY



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



GROUND FLOOR

**Estate plan**



**Schedule of Accommodation**  
(approx GEA)

<b>UNIT F</b>	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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