

**FOR SALE**



**WATFORD JUNCTION**  
ORPHANAGE ROAD | WATFORD | WD24 4QH

PRIME DEVELOPMENT OPPORTUNITY IN A  
CORE INNER M25 DISTRIBUTION AND  
INDUSTRIAL LOCATION  
3.97 ACRES



# PRIME GREATER LONDON LOGISTICS & TRADE LOCATION



The property is located on Orphanage Road within the established industrial area of Watford and a short walk away from major rail interchange Watford Junction. The site benefits from excellent transport connectivity to London's arterial road network with the A41 and M1 within a 5 minute drive time providing a direct route to Central London.

The M25 is located 5.4 miles north of the property offering convenient access to the national motorway network including the M40, M4 and M3 motorways.

Watford serves as the key commercial hub in the northwest quadrant of the M25. The location offers a strong labour pool, close proximity to urban demand, and a variety of redevelopment opportunities.

The town provides convenient access to Central London and key regional hubs. Watford Junction Mainline Station provides regular services to London Euston and Birmingham New Street in a fastest journey time of 15 minutes and 69 minutes respectively.



ROADS	Miles	Quickest drive time
A41	1.7	4 mins
M1	1.9	5 mins
M25	5.4	9 mins
Central London	20	44 mins



RAIL	Fastest Journey Time
London Euston	6 mins
Milton Keynes Central	20 mins
Birmingham New Street	1 hr 17 mins

(From Watford Junction Railway Station)



AIRPORTS	Miles	Quickest drive time
London Heathrow	16.5	28 mins
London Luton	17.5	22 mins
London Stansted	46.1	50 mins



PORTS	Miles	Quickest drive time
Tilbury	52	55 mins
London Gateway	55	60 mins
Felixstowe	102	1 hr 40 mins



M25  
(5.4 miles)

WATFORD JUNCTION



WATFORD TOWN CENTRE

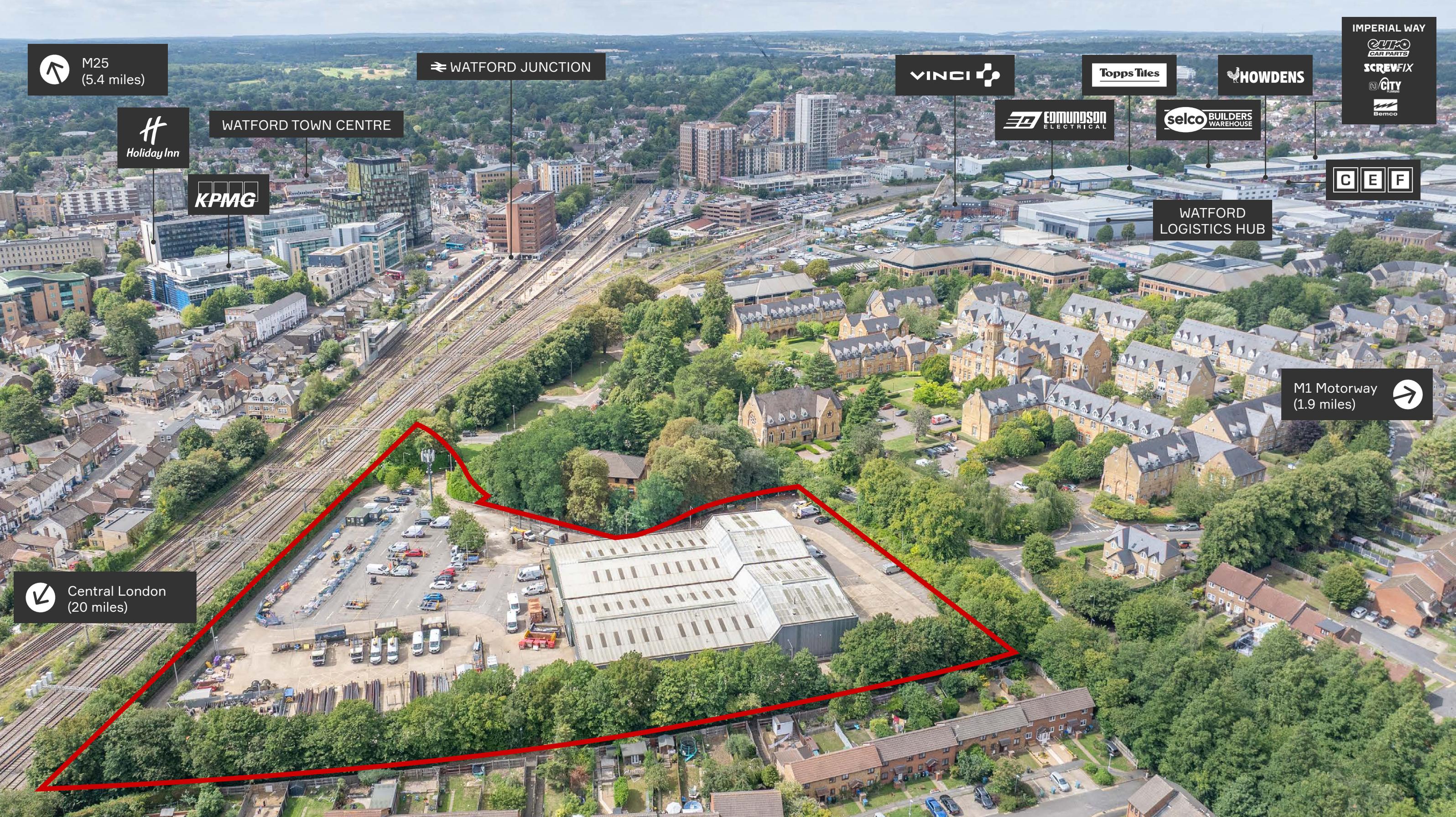


WATFORD LOGISTICS HUB

M1 Motorway  
(1.9 miles)



Central London  
(20 miles)



## DESCRIPTION

The secure site extends to 3.97 acres and is regular in shape. Vehicular access is from a roundabout on Orphanage Way. The property is currently occupied by British Telecommunications as a Telephone Service and Vehicle Centre (TSvC). The premises comprises a low site density purpose-built warehouse unit with a large yard area and is available with full vacant possession which will be secured in January 2026.

## PLANNING

A planning report has been provided by Turley, summarised as follows:

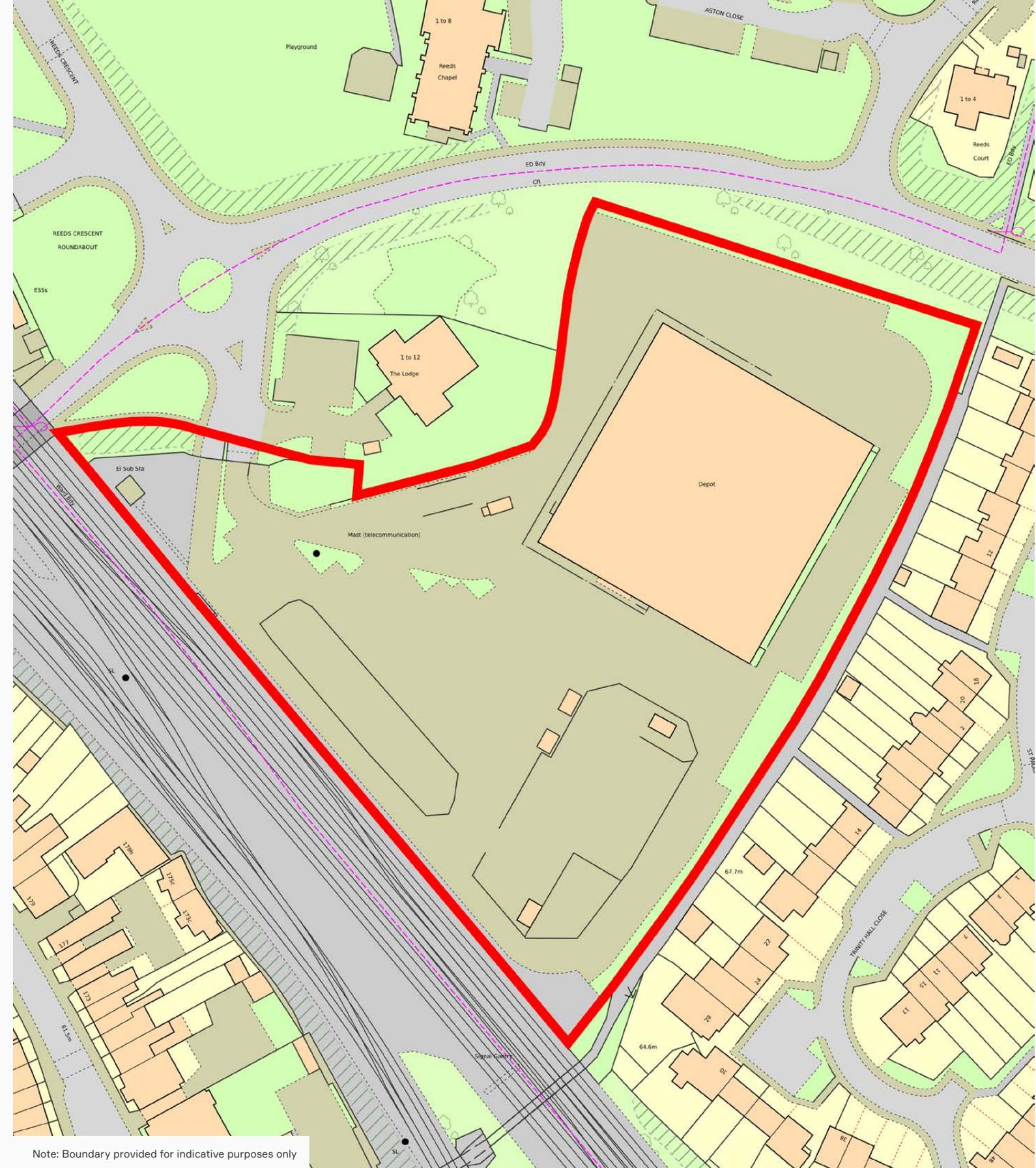
- The site falls within the jurisdiction of London Borough of Watford.
- The site is neither statutorily nor locally listed and does not fall within a Conservation Area.
- The site is within Flood Risk Zone 1 (with a low probability of flooding from river or sea).
- There are no known trees subject to a Tree Protection Order within the site boundary.
- The site is located within a Designated Industrial Area.
- The principle of a continued/intensified industrial use at the site is supported at national level and within the relevant policies of the Development Plan.
- A proposed redevelopment, intensification or change of use of the site for (flexible) industrial/ storage and distribution (or related) purposes therefore fully complies with the requirements of Policies EM4.1 and EM4.2 of the Watford Local Plan. Furthermore, the site is located within a sustainable development location that benefits from good access to the strategic transport network. The location is well placed to provide capacity for critical industrial functions and last-mile logistics type operations serving Watford Town Centre.

## SITE AREA

The site extends to a gross area of 3.97 acres (1.59 hectares).

## TITLE

The site is held Freehold under Title Number HD405572.



# INDICATIVE SCHEME CONFIGURATION

Our client has instructed architects to review indicative configurations for potential redevelopment and can be provided on request.

## ONE UNIT SCHEME

UNIT 100	AREA (SQ FT)	AREA (SQ M)
Warehouse	68,745	6,388
Office	5,840	543
Mezzanine	4,825	448
<b>Unit 100 GIA</b>	<b>79,430</b>	<b>7,379</b>

OVERALL	AREA (SQ FT)	AREA (SQ M)
Total GIA	79,430	7,379
Site Area	3.97 acres	1.61 ha
<b>Site Density GIA</b>	<b>45.90%</b>	



## FIVE UNIT SCHEME

UNIT 100	AREA (SQ FT)	AREA (SQ M)
Warehouse	27,436	2,549
Office	2,587	240
Mezzanine	3,410	317
<b>Unit 100 GIA</b>	<b>33,433</b>	<b>3,106</b>

UNIT 210	AREA (SQ FT)	AREA (SQ M)
Warehouse	9,967	926
Office	2,728	253
Mezzanine	682	63
<b>Unit 210 GIA</b>	<b>13,377</b>	<b>1,243</b>

UNIT 220	AREA (SQ FT)	AREA (SQ M)
Warehouse	7,304	679
Office	2,041	190
Mezzanine	686	64
<b>Unit 220 GIA</b>	<b>10,031</b>	<b>932</b>

UNIT 230	AREA (SQ FT)	AREA (SQ M)
Warehouse	9,012	837
Office	2,483	231
Mezzanine	682	63
<b>Unit 230 GIA</b>	<b>12,177</b>	<b>1,131</b>

UNIT 300	AREA (SQ FT)	AREA (SQ M)
Warehouse	10,322	959
Office	3,086	287
Mezzanine	2,418	225
<b>Unit 300 GIA</b>	<b>15,826</b>	<b>1,470</b>

OVERALL	AREA (SQ FT)	AREA (SQ M)
Total GIA	84,845	7,882
Site Area	3.97 acres	1.61 ha
<b>Site Density GIA</b>	<b>49.03%</b>	





## FURTHER INFORMATION

### VAT

The site is electable for VAT.

### TERMS

Offers are invited for our client's Freehold interest.

### DATA ROOM

A data room will be made available to interested parties and will include a full suite of measured, environmental, utilities and topographical surveys.

### SALES PROCESS

Offers will be invited on an unconditional basis.

Timing will be confirmed in due course.

### INSPECTIONS

Opportunities to inspect the property will be provided with further information on available dates to follow. Inspections must be accompanied by the marketing agents. We will not be able to offer unaccompanied viewings.

## CONTACTS

For further information, please contact:

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### Important Notice

SBY, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the purchaser will be required to establish the identity and source of funds used to acquire the property

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September 2025