



**AVAILABLE TO LET NOW:
FLEXIBLE TERMS CONSIDERED**



WATFORD JUNCTION
ORPHANAGE ROAD | WATFORD | WD24 4QH

**36,182 SQ FT WAREHOUSE ON 3.97
ACRE FULLY SECURED INDUSTRIAL
AND LOGISTICS SITE**



LOCATION

The property is located on Orphanage Road within an established industrial area of Watford, a short distance from Watford Junction station.

The site benefits from excellent connectivity to the strategic road network, with the A41 and M1 within a 5-minute drive, providing direct access to Central London and the wider motorway network.

The M25 (Junction 19) is approximately 5.4 miles away, linking to the M40, M4 and M3 corridors. Watford is a key commercial hub within the inner M25 logistics market, benefiting from strong labour supply and proximity to London.

DESCRIPTION

The property comprises a secure industrial site extending to approximately 3.97 acres on Orphanage Road in Watford.

The site includes an existing low-to high-bay warehouse building extending to approximately 36,182 sq ft (GEA) together with extensive yard space, parking and open storage areas, providing excellent circulation and operational flexibility.

Access is taken directly from the Orphanage Road roundabout, with convenient connections to the A41, M1 and M25.

The property is available to let on flexible lease terms, providing a rare opportunity to secure a substantial industrial site within a core Inner M25 logistics location close to Central London.



**FLEXIBLE
LEASE TERMS**



**HIGH POWER
THREE PHASE
SUPPLY**



**WATER SUPPLY
ACROSS THE SITE**



**SECURE
PERIMETER
FENCE**



**GATED
ACCESS**



**LEVEL, HIGH
QUALITY HARD
STANDING**



**WAREHOUSE
BUILDING
EXTENDING TO
36,182 SQ FT (GEA)**

SITE AREA

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





CONTACTS

For further information, please contact:

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FURTHER INFORMATION

LEASE TERMS

The premises is available on a new, flexible lease. Terms are available upon application.

BUSINESS RATES

We understand that the property has been designated a Rateable Value of £355,000.

Interested parties are to make their own enquiries of the Watford Borough Council.

EPC

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USE CLASS

We understand that the site benefits from Use Class B2 / B8 designation.

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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March 2026