

FOR LET

18 Colonial Way

Watford WD24 4PT

THE OPPORTUNITY

Former Watford UTC Building

35,657

sq ft NIA

40,438

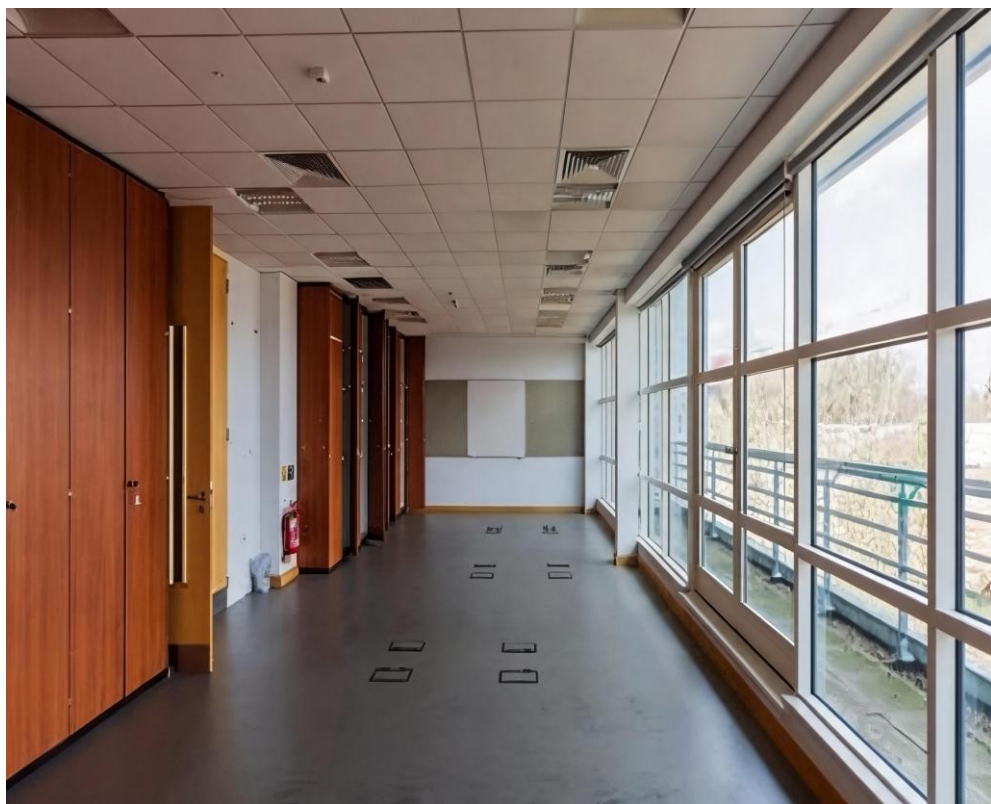
sq ft GIA

0.64

acre site

- Prominent former headquarters building, most recently occupied by Watford UTC
- Ground and three upper floors, available as a whole or floor by floor
- Existing Class F1 use, with potential for a wide range of alternative uses (subject to planning)
- CAT A specification with raised access flooring, perimeter trunking and two passenger lifts
- 0.8 miles from Watford Junction and less than 1.5 miles from the M1 (J5)
- Established business park within a 35-minute drive of Central London
- EPC rating C





The Property

18 Colonial Way was built in 2005 as a prominent headquarters building, arranged over ground and three upper floors and totalling c. 40,438 sq ft GIA.

In 2015 it was adapted and extended for educational use as Watford UTC. The works converted the undercroft car park into additional teaching accommodation and added a double-height sports hall over the adjacent surface car park.

The accommodation is predominantly open plan with some partitioned areas, fitted to a CAT A specification including raised access flooring, perimeter trunking and two passenger lifts.

Location

The property occupies a prominent position at the entrance to an established business park, a short distance from Watford town centre and within a 35-minute drive of Central London. Neighbouring occupiers include the headquarters of Wickes and Majestic Wines.



0.8 miles

Watford Junction – trains to Euston & Overground in c. 20 mins

< 1.5 miles

M1 Junction 5

c. 4 miles

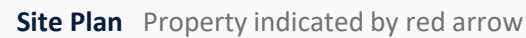
M25

150 metres

Local bus stops

[View on Google Maps](#)

Site and Local Context



Watford Junction

M1 (J5)

M25

Bus stops

Drive to Central London

Accommodation

Floor	NIA sq ft (sq m)	GIA sq ft (sq m)
Ground Floor	11,607 (1,078)	12,826 (1,191)
First Floor	8,311 (772)	9,491 (881)
Second Floor	8,311 (772)	9,491 (881)
Third Floor	7,427 (690)	8,630 (801)
Total	35,657 (3,312)	40,438 (3,754)

Site area of c. 0.64 acres (0.26 hectares), scaled from the Ordnance Survey plan.



Terms

RENT

Whole building
£15 per sq ft

Floor by floor
£19.50 per sq ft

EPC

C

VAT

No VAT

COSTS

Each party bears own

Planning

Existing use: we are advised the building has consent for Class F1 use. Applicants should make their own enquiries of Watford Borough Council.

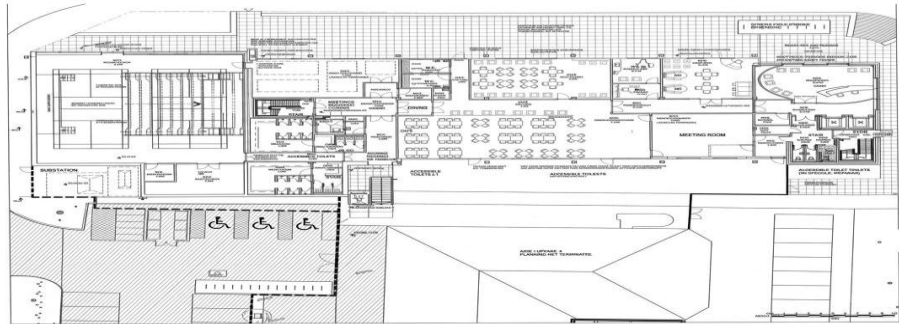
Potential uses (subject to planning where required):

- Offices
- Education / training
- Medical / healthcare
- Laboratory / life sciences
- Self-storage
- Community / religious
- Hotel
- Other uses (STP)

FLOOR PLANS

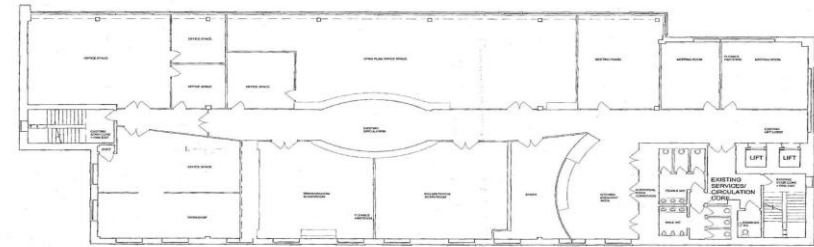
Ground to Third Floor

Ground Floor



Ground Floor 11,607 sq ft NIA

First Floor



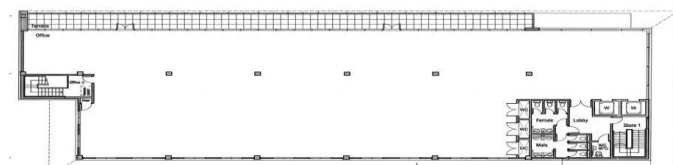
First Floor 8,311 sq ft NIA

Second Floor



Second Floor 8,311 sq ft NIA

Third Floor



Roof



Third Floor 7,427 sq ft NIA

Floor plans for identification purposes only and not to scale.



Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Ben Wallis

07702 806994

ben@bernardgordon.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

020 3488 7411

Viewings

Strictly by appointment through Sandrove Property

Anti-money laundering

The successful applicant will be required to complete standard identity verification checks in accordance with AML regulations.

Subject to Contract

DISCLAIMER: These particulars are set out as a general outline for the guidance of intended purchasers, tenants or occupiers and do not constitute or form part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use, and other details, are given without responsibility and any intending party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Sandrove Property LLP has authority to make or give any representation or warranty in relation to this property. September 2026.

Sandrove
Property