

# 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  
Available Now to Let





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 comprehensively refurbished 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.



**SPECIFICATION**

 7.4m eaves height  
rising to 12m apex height

 Refurbished two storey  
office space

 Kitchenette to ground  
and first floor offices

 150 kVA power supply

 EPC A rating

 1 dock level door

 1 level loading door

 133 KWp PV panels

 Brand new roof

 EV charging points

 LED sensor lights

**UNIT F**

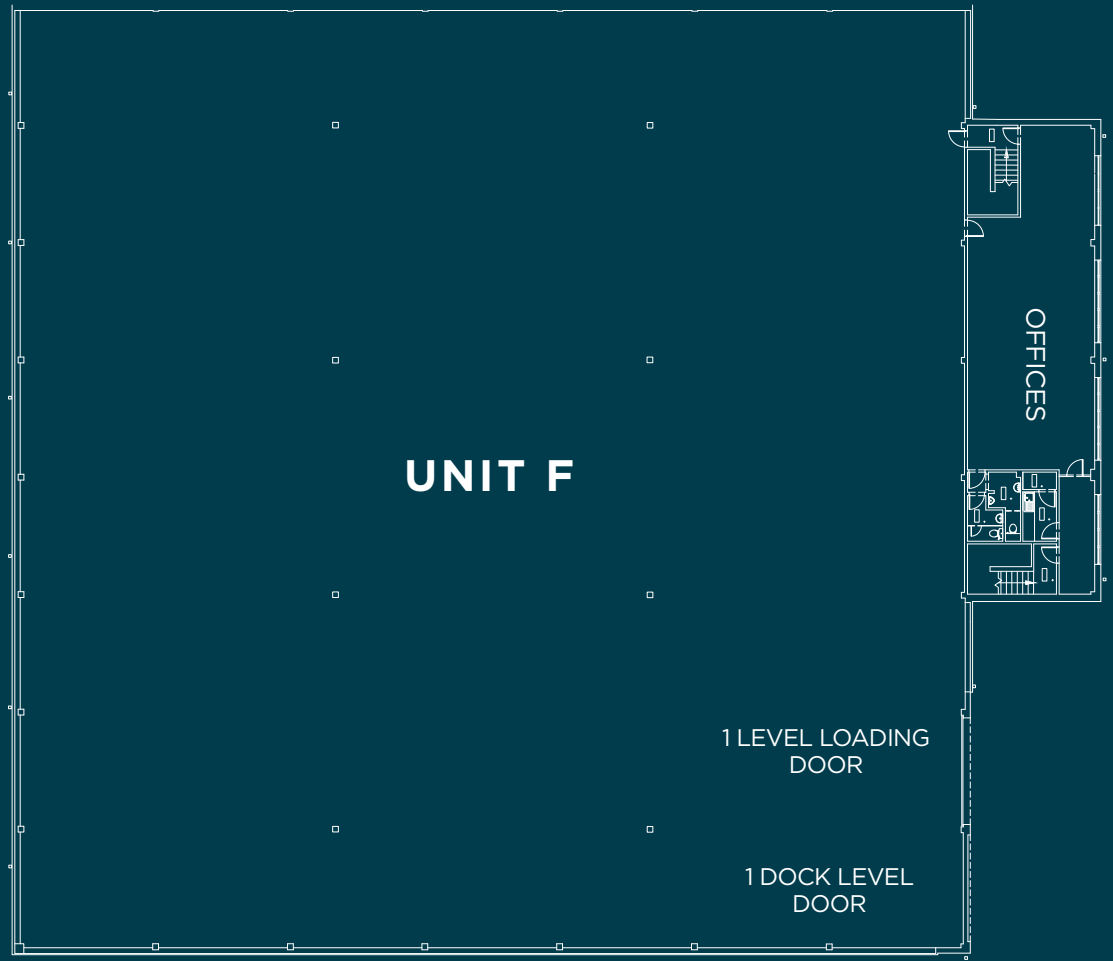
HIGH QUALITY INDUSTRIAL UNIT  
**29,784 SQ FT**

  
**SOLAR**  
PVs

  
**LED**  
SENSORS

  
**EV**  
CHARGING POINTS

  
**10%**  
ROOF LIGHTS

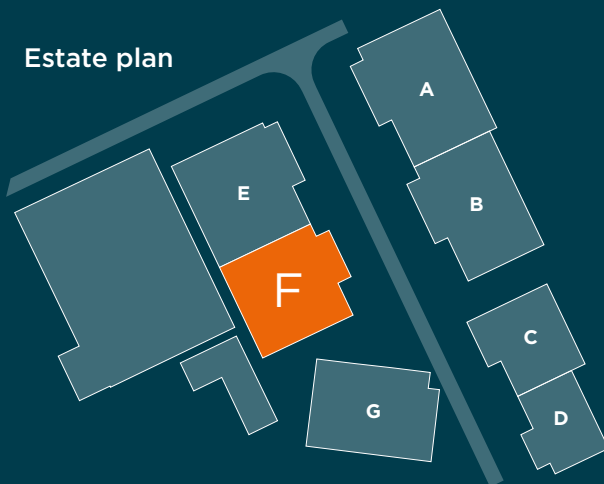


GROUND FLOOR

**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 |

Estate plan





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

EPC A rating.

For further information contact the letting agents:



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