



SUNNINGDALE

The Belfry, 13 Colonial Way,
Watford, WD24 4WH

thebelfry-watford.co.uk

High quality offices currently being fully refurbished – PC Q2 2025
5,622 to 11,602 sq ft TO LET



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DESCRIPTION

The Belfry comprises five modern office buildings around a central landscaped area.

The ground and first floors of Sunningdale are currently being refurbished and due to complete in Q2 2025. The refurbishment will comprise of new air conditioning and new WCs and shower.

The offices have an excellent car parking ratio together with shared use of visitor parking and 8 communal EV charging points.





Indicative office floor

SPECIFICATION



New VRF
air conditioning



New suspended
ceilings with
LED lighting



New WCs and
new shower on
each floor



Full accessed
raised flooring



25 parking spaces
for ground floor
(Ratio 1:220 sq ft)



25 parking spaces
for first floor
(Ratio 1:230 sq ft)



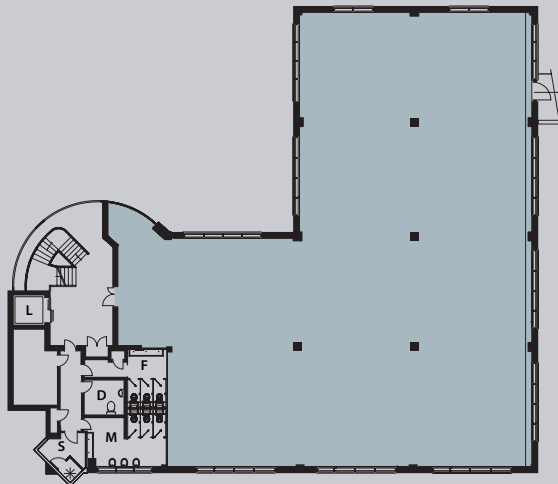
Additional
visitor parking



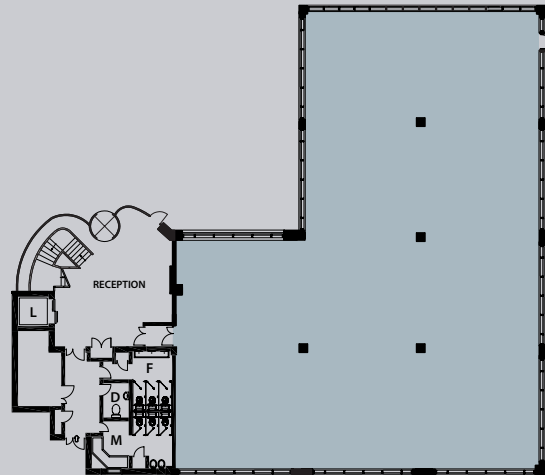
8 communal EV
charging points



Target
EPC rating: B



First floor plan

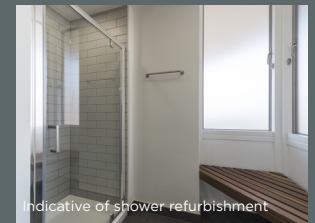


Ground floor plan

FLOOR AREAS

Floor	sq ft	sq m
First	5,980	555.6
Ground	5,622	522.3
Total	11,602	1,077.9

(Approx. IPMS.3 floor areas)



Indicative of shower refurbishment



Indicative of WC refurbishment



THE BELFRY

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Location

The Belfry is located on Colonial Way close to Stephenson Way (A4008), which links Junction 5 of the M1 to Watford Town Centre.

Watford Junction Station (within a short walk), provides rail services to London Euston (from 15 minutes), Birmingham, the North West and Clapham Junction.

Junction 5 of the M1 is within 1 mile and Junction 19 of the M25 is within 3 miles. Nearby office occupiers include Wickes, JVCKenwood, Majestic Wine and Handelsbanken.

Communications

By Road

M1 Junction 5	1.1 miles
M25 Junction 19	4.0 miles
M25 Junction 21A	4.7 miles
M40	13.0 miles
Central London	21.5 miles
Heathrow Airport	22.4 miles
Luton Airport	17.6 miles
Stansted Airport	45.9 miles

By Rail (Watford Junction)

London Euston	15 min
Milton Keynes	21 min
Clapham Junction	40 min
Birmingham New Street	68 min

(Fastest times)

thebelfry-watford.co.uk

Terms

Upon application.

Viewing

Strictly by appointment through the joint agents.

Claudio Palmiero

07896 205786

claudiopalmiero@brayfoxsmith.com

Paul Smith

07730 816995

paulsmith@brayfoxsmith.com

Paul Felton

07802 861528

paul.felton@stimpsons.co.uk

Graham Payne

07801 098096

graham.payne@stimpsons.co.uk

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