

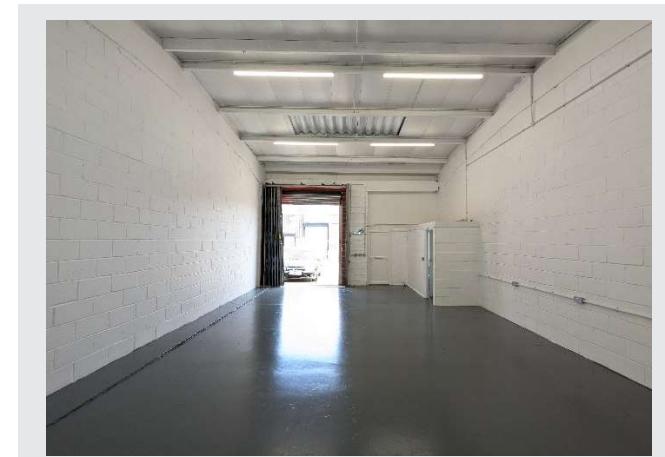
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

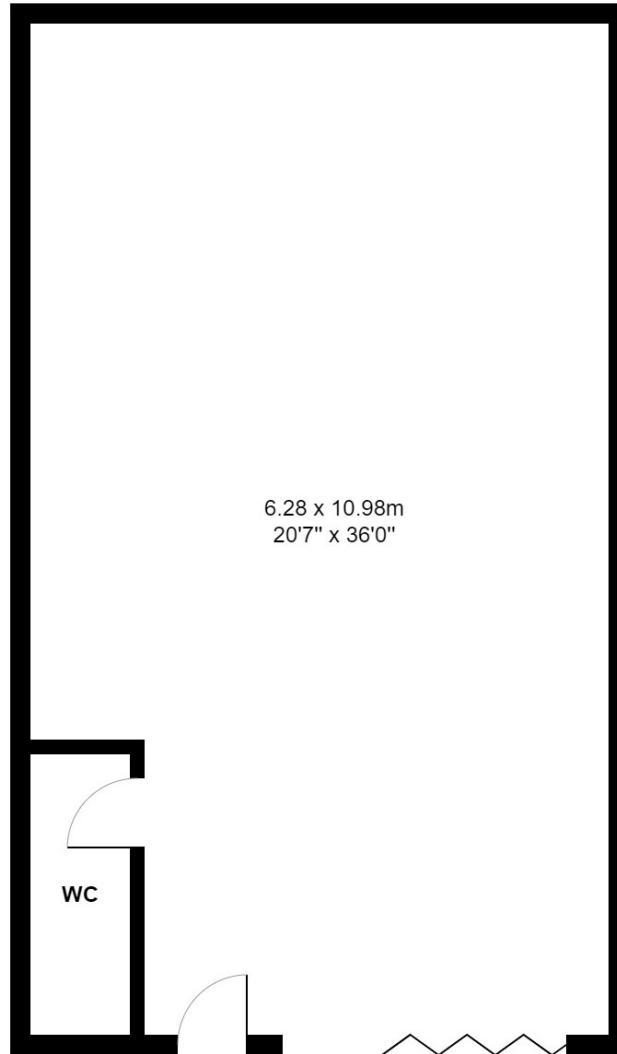
Secure refurbished 745 sq ft
industrial/warehouse unit

Unit 23, Peerglow Industrial Estate, Olds Approach,
Watford, Hertfordshire, WD18 9SR



ACCOMMODATION

Sq ft	Sq m
745	69.21



6.28 x 10.98m
20'7" x 36'0"

All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

KEY FEATURES

- ✓ Electric roller shutter and concertina door
- ✓ 1 car parking space and loading area
- ✓ Single phase power
- ✓ LED lighting

LOCATION

The property forms part of a development of industrial/warehouse units situated off Olds Approach, which connects directly with Tolpits Lane (A4145). The estate is situated approximately mid-way between Watford and Rickmansworth Town Centres, which both provide main line railway services and Metropolitan Underground links to London. Junctions 17 & 18 of the M25 are to the west of Rickmansworth, with Junction 5 of the M1 about 6 miles distant.

VAT

We understand that VAT is not currently payable on the rent

DESCRIPTION

The accommodation comprises a modern terraced single storey industrial/warehouse unit which has just been fully refurbished by the owners.

TERM

To let on a new FRI lease with appropriate rent reviews for a term to be agreed.

RENT

£20,000 per annum exclusive

RATES

Rateable value: £10,000. Rates payable 24/25 £4,990. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

**PERRY
HOLT**

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