

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

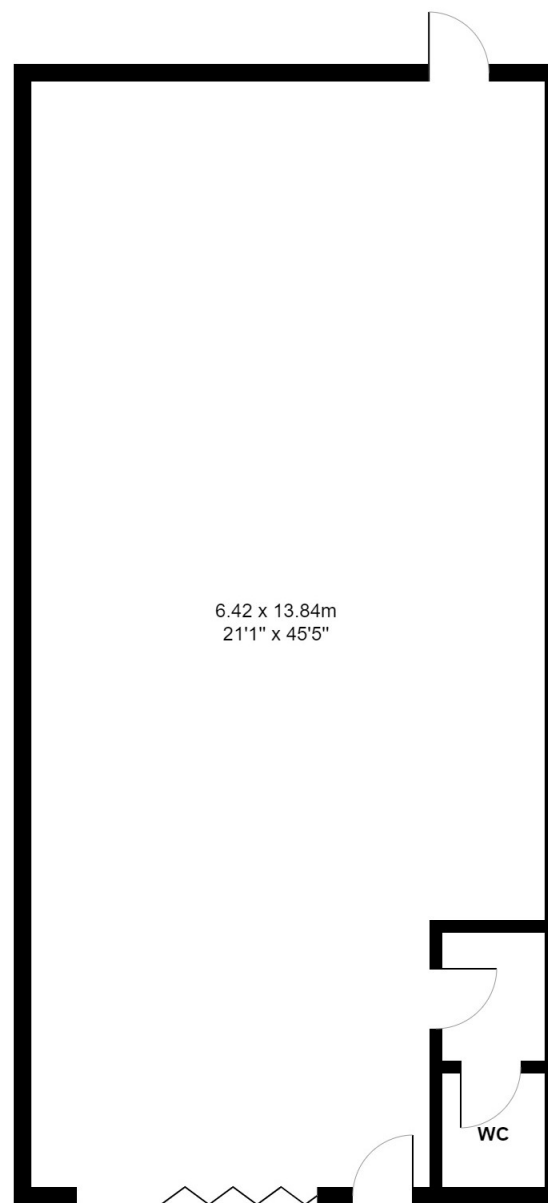
Secure refurbished 960 sq ft
industrial/warehouse unit

Unit 33, Peerglow Industrial Estate, Olds Approach,
Watford, Hertfordshire, WD18 9SR



ACCOMMODATION

Sq ft	Sq m
960	89.19



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

- ✓ Refurbished unit
- ✓ 3 phase power
- ✓ Corner unit
- ✓ Parking for 3 cars

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 unit is of steel portal frame construction with elevations of insulated cladding above facing brickwork. The unit also benefits from Kingspan aluminium roofing incorporating 6" of insulation.

Concertina loading door width 11.4ft x 7.8ft

TERM

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

RENT

£24,000 per annum exclusive

RATES

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.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk