

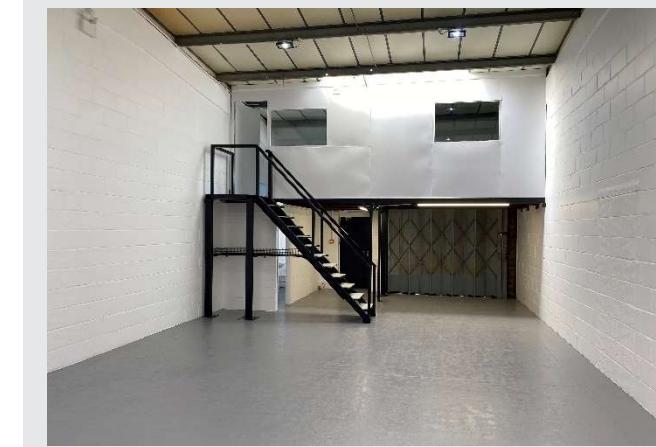
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Fully refurbished light
industrial/warehouse unit

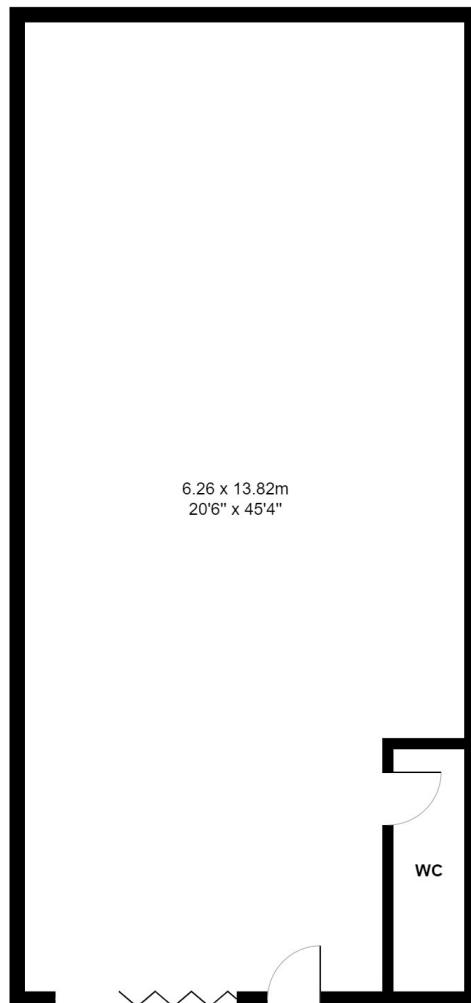
Unit 31, Peerglow Industrial Estate, Olds Approach,
Watford, Hertfordshire, WD18 9SR



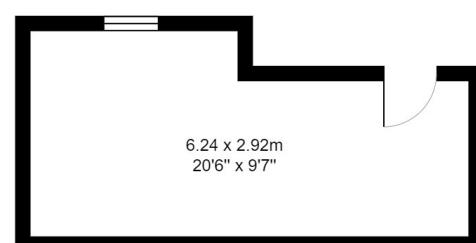
ACCOMMODATION

	Sq ft	Sq m
Ground Floor	937	87
First Floor	180	16.7
Total:	1,117	103.7

Ground Floor



First Floor



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.



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.

Concertina loading door (2.4 m x 3.5 m high)

Minimum height under office is 2.1m

Up to 4.4 m clear height

LED lighting

TERM

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£22,500 per annum exclusive

RATES

Rates to be reassessed. 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

PROPERTY CONSULTANTS

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

perryholt.co.uk

JOEL LOBATTO

HEAD OF COMMERCIAL

PROPERTY

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

LAND & COMMERCIAL

07527 709064

01923 239080

ben@perryholt.co.uk