

# PERRY HOLT

PROPERTY CONSULTANTS

## FOR SALE

Income producing freehold purchase  
representing 9.11% Gross yield

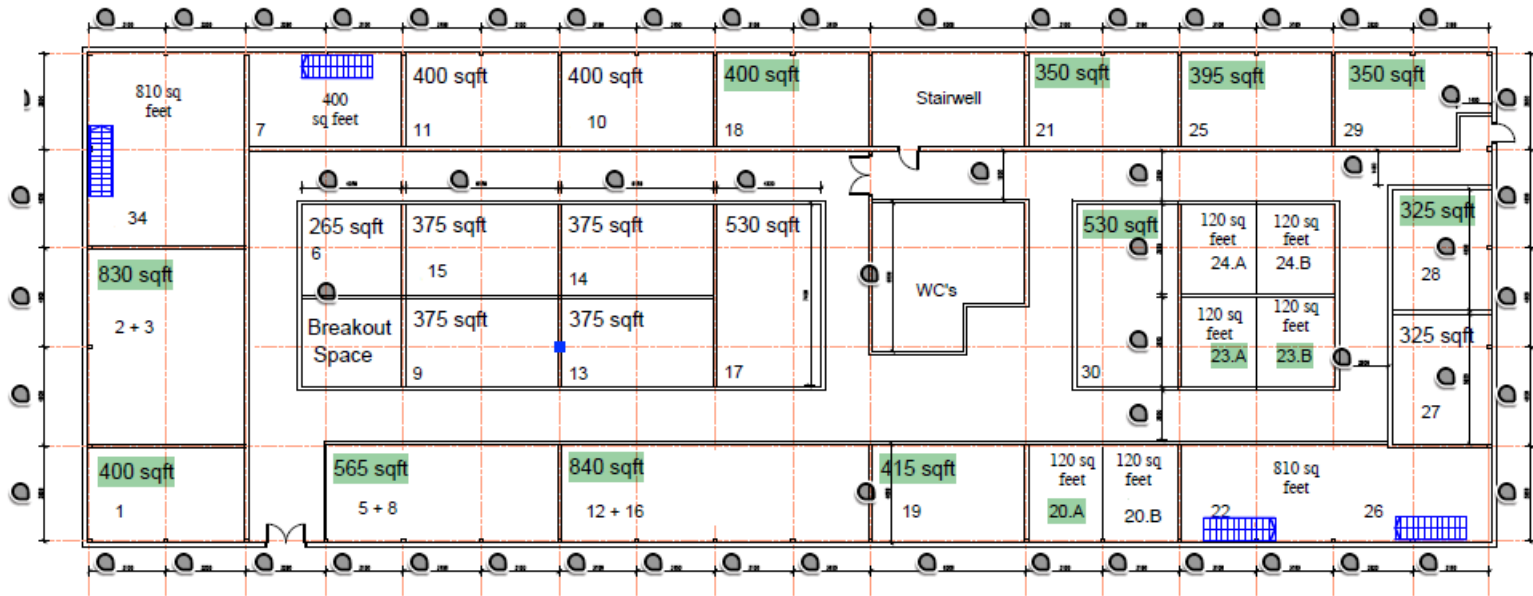
Units 3-6 Mowat Industrial Estate, Sundown Road, Watford,  
WD24 7UY





ACCOMODATION

|       | Sqft NIA | Sqm NIA |
|-------|----------|---------|
| Total | 12,298   | 1,142.5 |



## AMENITIES

- ✓ Attractive yield investment
- ✓ Net income of approximately £364,450
- ✓ Freehold interest
- ✓ 17 car parking spaces

## LOCATION

Mowat Industrial Estate is well located within a short distance of St Albans Road, the A41 North Western Avenue and Junction 5 of the M1. Sandown Road links Bushey Mill Lane with Balmoral Road and Radlett Road, close to the latter's junction with St Albans Road.

Access to the national motorway network is excellent with Junction 5 of the M1 approximately one mile away and Junction 19 and 20 of the M25, less than a 10-minute drive. Watford Junction Railway Station and town centre all within 1.5 miles and Watford North Railway Station and local bus routes are within easy reach.

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FIRST FLOOR OFFICES 165 -167 HIGH STREET  
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## DESCRIPTION

The freehold interest consists of two ground floor units which have been sold off on long leaseholds and the first floor which is income producing along with 17 demised car parking spaces. The first floor consists of 33 self-contained loft style office/workshop units which are finished to a high standard with polished concrete floors and double height windows. There is a centrally located kitchen/breakout area along with W/C facilities. All units are currently let and producing a net income of approx. £364,450 per annum as of April 2026.

## SALE

£3,800,000 for the freehold interest, subject to contract.

Freehold interest of Units 3, 4, 5 and 6 and the long leasehold interests in Units 4 and 5. Units 3 and 6 are subject to long leases granted to 3<sup>rd</sup> parties.

## RATES

To be separately assessed.

## VAT

We understand that VAT is payable but could be purchased as a TOGC.

## EPC

To be confirmed.

## LEGAL COSTS

Each party to be responsible for their own legal costs

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