

LIGHT INDUSTRIAL UNIT TO LET

1,433 sq ft | (133.13 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire - WD17 1HZ

01923 210810

www.brasierfreeth.com



UNIT 8 PEERGLOW ESTATE, OLDS APPROACH, WATFORD, WD18 9SR

KEY FEATURES

- Concertina loading door (2.4m x 3.5m high)
- Single and three phase power
- Up to 4.4m clear height
- Fluorescent lighting
- 3 car parking spaces and loading
- Roof recently over sheeted

ACCOMMODATION

	sq ft	sq m
Ground Floor	963	89.5
Mezzanine storage	470	43.7
Total	1,433	133.2

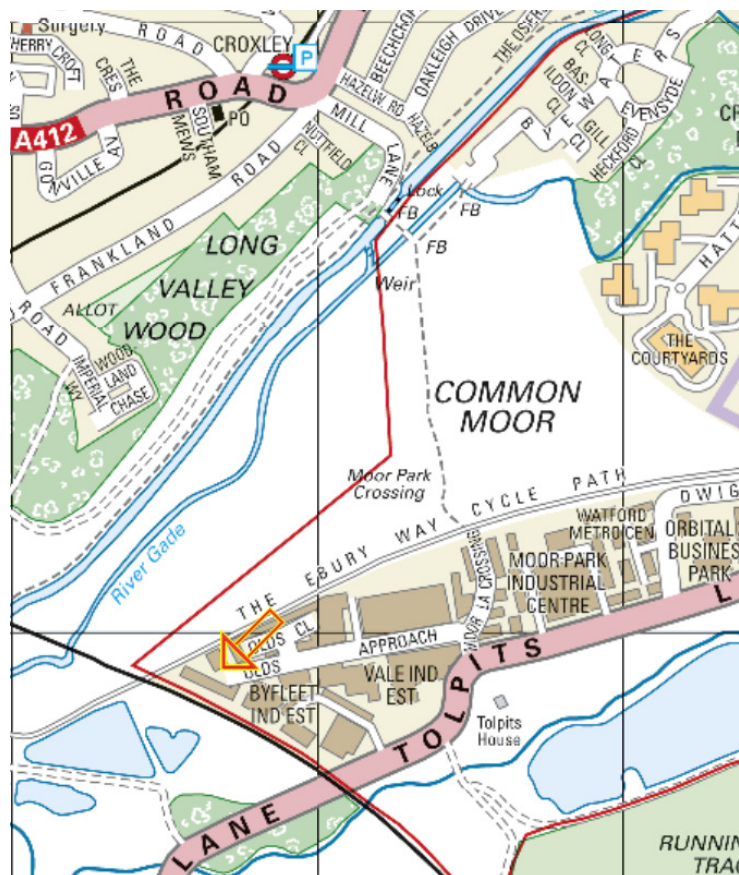
DESCRIPTION

The unit is of clear span concrete portal frame construction with elevations of insulated cladding above facing brickwork. The roof has been over-sheeted and additional insulation added. Internally a mezzanine floor has been constructed to provide additional storage.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The property forms part of an estate 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 some 4 miles distant.

TENURE

The unit is offered for to let on a new lease for a term by negotiation.

RENT

Rental offers are invited in the region of £15,000pax.

We are advised that the property is not registered for VAT which will not therefore be chargeable on the rent. Tenants should confirm this by independent enquiry.

BUSINESS RATES

According to the Valuation Office website (www.voa.gov.uk) the unit has a rateable value is £8,000. Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority, (Watford Borough Council 01923 226400).

*Please note that as a result of Budget changes this unit may benefit from **total business rates relief***

EPC RATING

D - 80

- | | |
|---------------------------|------------------------|
| ■ Lettings & Sales | ■ Valuations |
| ■ Acquisitions | ■ Building Surveying |
| ■ National Retail Agency | ■ Property Management |
| ■ Lease Advisory Services | ■ Property Consultancy |

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

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