

Property Particulars



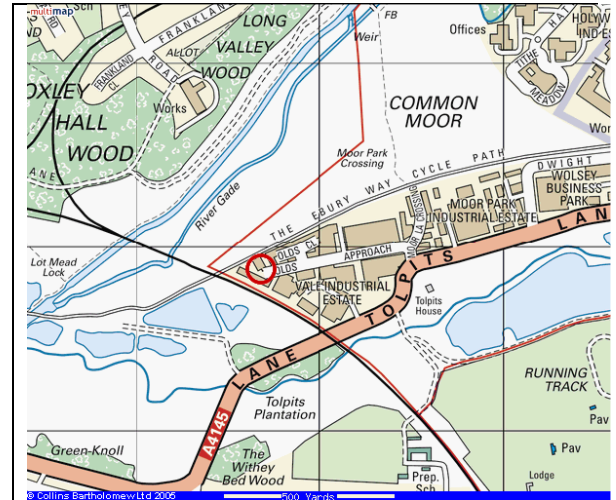
Commercial Property Consultants

Approximately 1,313 sq ft (122 sq m) Industrial/Warehouse Unit with Offices

To Let

Unit 23, Peerglow Industrial Estate, Old's Approach, Tolpits Lane, Watford, WD18 9SR

New Lease



Location

The property is situated on the Peerglow Industrial, Old's Approach, just off Tolpits Lane (A4145) a modern industrial estate, which is located equidistant Watford and Rickmansworth town centres (each 1.5 miles approx).

There are excellent road communications to the M25 (Junctions 18 and 19) and M1 (Junction 5) within a few minutes of drive, thereby providing access to the National Motorway Network, Heathrow, Stansted and Luton airports.

Regular rail services connect Watford Junction Station with Euston (fast service approximately 15 minutes) and the North. There are also Underground services to Baker Street (approximately 30 minutes) via the Metropolitan Line at Rickmansworth.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080



10 Beechen Grove Watford WD17 2AD E office@perryholt.co.uk W www.perryholt.co.uk
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Description

The accommodation comprises a modern terraced single storey industrial/warehouse unit with storage space on the ground floor and mezzanine storage with offices on the first floor.

Facilities

- Portal frame industrial/warehouse unit
- 1 car parking space plus loading area
- 11 ft/3.35m high loading door and 14 ft/4.26m eaves height
- WC
- First Floor Offices

Accommodation

Ground floor approximately 35 ft x 20 ft 9" (10.6 x 6.3m)	725 sq ft	67.4 sq m
1st floor offices	468 sq ft	43.5 sq m
Mezzanine Storage	120 sq ft	11.1 sq m
Total	1,313 sq ft	122.0 sq m

Terms

To let on a new lease with rent reviews and **tenant's break options** at 3 yearly intervals on not less than 6 months written notice.

Rent

£13,500 per annum exclusive – No VAT is payable on the rent.

Rates

Rateable Value - £6,000

Rates payable 2018/2019 – £2,800

Rates payable should be verified with Three Rivers District Council – 01923 776611

Viewing

By appointment only please with either the Landlord's Sole Agents: -

Perry Holt & Co
T: 01923 239080
E: office@perryholt.co.uk

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

64

This is how energy efficient
the building is.

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