



Smiddy & Co
Commercial Property
Consultants

TO LET

1,236 sq ft (114.8 M²) GIA

Modern Warehouse / Industrial Unit

6 Peerglow Industrial Estate, Olds Approach, Tolpits Lane, Watford, WD18 9SR



- First Floor Office
- Minimum Eaves 14ft
- Loading Door
- 3 Phase Electricity
- WC
- Parking

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LOCATION

The property is located on a modern development of industrial units in the popular Olds Approach commercial area off Tolpits lane (A4145) mid-way between Watford and Rickmansworth town centres.

Junctions 17 & 18 of the M25 are both within 5 miles as is Junction 5 of the M1.

Mainline and Metropolitan Line rail services are available at both Rickmansworth and Watford.

DESCRIPTION

A modern mid-terrace single storey industrial / warehouse unit constructed of concrete portal frame with brick and profiled metal clad elevations beneath a clad roof.

ACCOMMODATION

Ground Floor	936 sq ft
First Floor	300 sq ft
Total	1,236 sq ft

RATES

The RV is £8,600 with the annual rates payable £4,128 (2015/16).

Interested parties are advised to make their own enquiries with the Rating Department Three Rivers District Council.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent: £13,000 per annum exclusive.

VAT is payable.

VIEWING

Strictly by appointment through the Agents:

Smiddy & Co
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AMENITIES

The unit has the benefit of:

- Full height loading door.
- Clear eaves 14 ft.
- Three phase power.
- Fluorescent lighting throughout.
- WC facilities.
- Car parking.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is G 198

A copy of the Energy Performance Certificate can be downloaded from our website or made available upon request.

Joint Agents:

ADRIAN THOMPSON & COMPANY
CHARTERED SURVEYORS

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