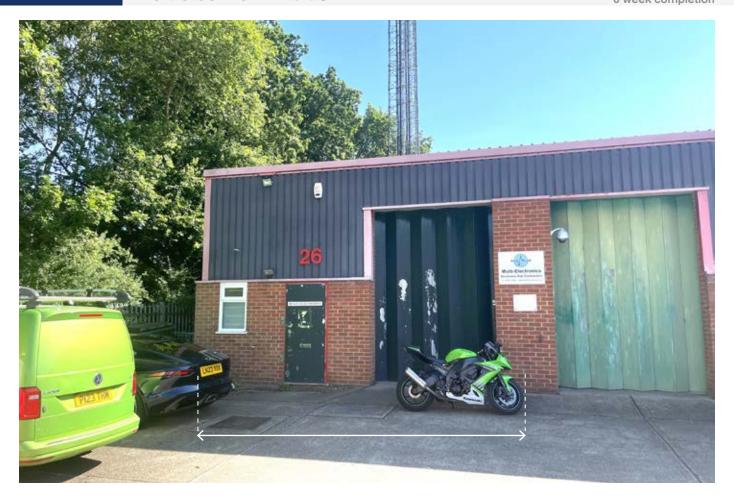
# Unit 26 Peerglow Industrial Estate, Olds Approach, Watford, Hertfordshire WD18 9SR



# **SITUATION**

Located on this established development off Tolpits Lane approx.  $2\frac{1}{2}$  miles from both Watford and Rickmansworth town centres which provide Mainline Railway services and Metropolitan Underground links to London.

Occupiers on the development include **Travis Perkins** and **Howdens**. Watford lies approximately 20 miles north-west of central London with easy access to the Motorway Network via the M1 (Junction 5).

## **PROPERTY**

An end of terrace **Industrial Unit** on ground and mezzanine floors which includes a concertina loading door. In addition, the property includes **1 Parking Space**.

## **ACCOMMODATION**

**Ground Floor** 

GIA Approx. 966 sq ft<sup>1</sup> incl. WC

Mezzanine Floor

GIA Approx.  $696 \text{ sq ft}^1$ Total GIA Approx.  $1,662 \text{ sq ft}^1$ 

<sup>1</sup>Not internally inspected by Barnett Ross. Areas supplied by Vendor.

VAT is NOT applicable to this Lot

**FREEHOLD** 

# **TENANCY**

The entire property is let on a full repairing and insuring lease to **S. D. Desmond (see Tenant Profile)** for a term of 5 years from 24th June 2024 (in occupation for approx. 35 years) at a current rent of £22,000 per annum exclusive.

Tenant's Break 2027

## **TENANT PROFILE**

The tenant's business is called Multi-Electronics offering a sub-contract manufacturing service from production assembly to the testing and packaging of completed products for the electronics industry.

#### Visit www.multielectronics.co.uk



Vendor's Solicitors

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£22,000 per annum

