

# Lot 3

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

\*Guide: £200,000+  
Gross Yield 11%  
On behalf of Executors  
6 week completion



## SITUATION

Located on this established development off Tolpits Lane approx. 2½ 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 sq ft<sup>1</sup>

### Total GIA

Approx. 1,662 sq ft<sup>1</sup>

<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](http://www.multielectronics.co.uk)



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**£22,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Protopapas LLP

Tel: 020 7636 2100 Ref: Jeremy Blain

Email: [jeremy.blain@protopapas.co.uk](mailto:jeremy.blain@protopapas.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property

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