

**UNIT D VALLEY PARK
OLDS APPROACH, WATFORD, WD18 9TL**



TO LET - £250,000 per annum

Modern Industrial/Warehouse Unit
23,107 SQ FT (2,147 M²)

- 7.2m minimum eaves height to warehouse
- 3 loading doors
- To be refurbished

- 3 phase power
- 2 storey offices
- 36 car parking spaces

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LOCATION

Valley Park is located in Olds Approach, just off Tolpits Lane (A4145) approximately 2½ miles from Watford and Rickmansworth town centres.

Junction 18 of the M25 is within 4 miles and Junction 5 of the M1 is within 5 miles. Metropolitan Underground Stations are available at Moor Park and Rickmansworth. Watford Junction Station provides a fast (from 15 minutes) service to London Euston.

DESCRIPTION

The property comprises a semi-detached modern industrial warehouse unit together with two-storey offices to the front. There is a large shared loading area and ample parking for vehicles.

The property is to be fully refurbished – available Spring 2019.

ACCOMMODATION

Warehouse	21,302 sq ft	1,979.0 m ²
Ground Floor Offices	903 sq ft	83.9m ²
First Floor Offices	902sq ft	83.8m ²
Total	23,107 sq ft	2,146.7m²

(approximate gross internal areas)

TERMS

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

RENT

£250,000 per annum, exclusive.

RATES

Rateable value: £125,914

Rates payable: £ 62,076 per annum (2018/19)

For further information on rates payable please contact Three Rivers District Council (Telephone: 01923 776611)

SERVICE CHARGE

A service charge is payable for maintenance of areas of the estate.

VAT

The property is VAT registered. VAT will be charged on the rent and service charge.

EPC

The Energy Performance Asset Rating is C72. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint sole agents:

Ivan Scott
GLENNY
020 8367 2334

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The full range of our instructions is available on our website

www.stimpsons.co.uk

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