

TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT

WITH SHARED SECURE YARD

1016.68 SQ M (10,943 SQ FT)



UNIT G6 SUNLEY HOUSE

OLDS APPROACH OFF TOLPITS LANE

WATFORD WD18 9TB

See important notice overleaf

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DESCRIPTION & SITUATION

This shortly to be refurbished industrial/warehouse unit forms part of an imposing and extensively refurbished business complex. The available industrial unit fronts Olds Approach and is of modern single storey steel portal frame construction with elevations of profile sheet cladding. Well presented offices are located at first floor level.

The property is located on the north side of Olds Approach close to its junction with Tolpits Lane (A4145) in an established industrial and business area in west Watford approximately two miles equidistant from both Watford and Rickmansworth Town Centres. Road communications are excellent with connections to M1 junction 5 within four miles and M25 junction 18 within three miles. Watford Junction main line station provides regular rail services to London (Euston) with journey times of about 20 minutes the area is also served by London Underground (Metropolitan Line).

FEATURES

- EAVES HEIGHT 6.33 M (20' 9")
- ROLLER SHUTTER LOADING DOOR WIDTH 4.28M (14') AND HEIGHT 4.63M (15' 2")
- THREE PHASE POWER
- SODIUM LIGHTING
- SECURE PARKING AND LOADING AREA
- REFURBISHED OFFICE SPACE

FLOOR AREAS

All dimensions and areas are approximate only

Ground Floor	Industrial/warehouse area (including cloakroom and kitchen facilities)	892.63 sq m	9,608 sq ft
First Floor	Offices	124.05 sq m	1,335 sq ft

TERMS

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

RENT

On Application

RATES

To be assessed

LEGAL COSTS

Both parties reasonable legal costs are to be borne by the ingoing tenant.

VIEWING

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