

## FOR SALE - INDUSTRIAL



Unit 11, Olds Approach, Tolpits Lane, Watford, Hertfordshire WD18 9RU

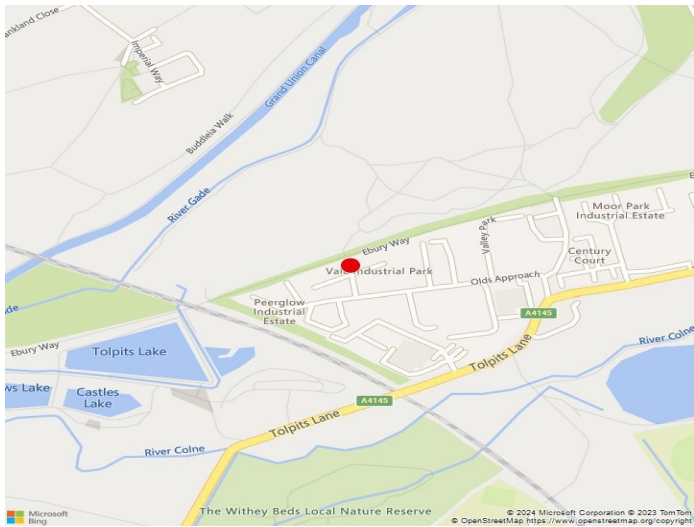
1,721 Sq Ft (159.88 Sq M)

Price £395,000

- GROUND AND MEZZANINE ACCOMMODATION
- LONG LEASEHOLD FOR SALE
- 2 PARKING SPACES
- GOOD ROAD AND RAIL LINKS

## Location

Unit 11 Olds Close is situated off Olds Approach via Tolpits Lane (A4145) located between the Towns of Rickmansworth and Watford. The M25 (Junctions 17 & 18) are within 4 miles giving good access with direct rail services to London from the neighbouring towns.



## Description

The premises comprise of a former single store self contained warehouse/workshop unit. Roller shutter and pedestrian access doors. Fully fitted mezzanine floor. Three parking spaces



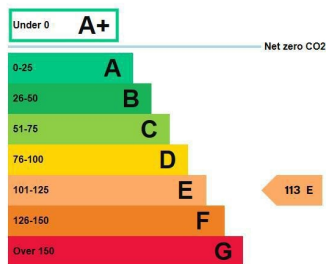
## Accommodation

Accommodation	sq ft	sq m
Ground Floor	916	85.1
Mezzanine	805	74.78
Total Area	1,721	159.88

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of E (113).

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Price

£395,000

## Terms

A lease for 125 years from 24th June 1987.

## Service Charge

To be confirmed

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £19,250

Rates Payable : £9,606 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.