

# Wallop sells Watford offices

By Paul Norman - Monday, January 11, 2016 12:57

---

[E-mail](#) [Print](#)

Wallop Estates has sold 117 Bushey Mill Lane, Watford to JPR Group for £2.85m, a net initial yield of 8.53%.

The property dates in the main from early to mid-1970s construction, whilst a small part dates from the 1930s.

The property provides a gross internal area of 24,327 sq ft and is let in its entirety to McNicholas Construction (Holdings) for a further 3.25 years at a rent of £256,977 pa.

The property has planning permission for the demolition of the existing buildings and erection of new units B1, B2 and B8 with service yard and car parking totalling circa 27,000 sq ft.

Nightingale Partners acted for Wallop Estates for whom it acquired the property originally in 2009.

The purchaser was represented by Campbell Beaton Associates.

[pnorman@costar.co.uk](mailto:pnorman@costar.co.uk)