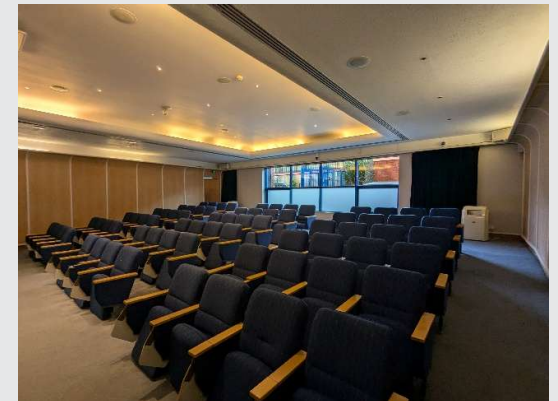
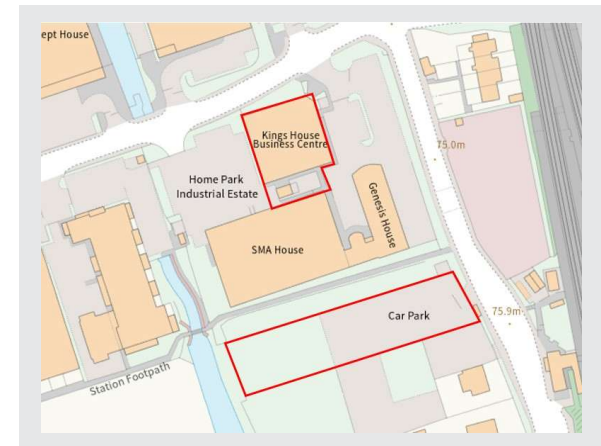


FOR SALE

Modern detached office with 0.55 acre car park included

Kings House Business Centre, Home Park Industrial Estate, Station Road, Kings Langley WD4 8LZ

Land lying on the west side of Station Road, Kings Langley, WD4 8LZ



KEY POINTS

- ✓ Modern office space
- ✓ Close to A41 and M25
- ✓ Suitable for a head office
- ✓ Short walk to Kings Langley Station
- ✓ 0.55 hard standing car park

LOCATION

Kings Langley is the popular historic village located in Hertfordshire about 21 miles northwest of central London. The main village High Street is located 0.8 miles from the site and offers an array of retail offerings such as Boots Chemist, Wenzels' Bakery and Spar store to name a few. Kings Langley Train Station offers fast connectivity into Harrow & Wealdstone and London Euston in a maximum of 27 minutes. By road, Junction 20 of the M25 and A41 are 0.6 miles from the site with the M1 being 4.4 miles.



TY NORTH

07973 624713

ty@scoutlandc.com

MAX EVANS

07801 434752

max@scoutlandc.com

DESCRIPTION

Spanning over 12,000sqft of office space, Kings House is located in a prime location and offers an array of amenities such as modern canteen, auditorium and outside space. The building is arranged over two floors and is currently used by a flexible working space provider so internally it is demised as smaller office suites. The car park is a 30 second walk from the building. Disclaimer – We have not carried out a measured survey and our size is an approximation based on floorplans we have seen.

PRICE

£3,000,000 for Kings House which is on a long leasehold ending in 4006 and the freehold car park.

VAT

We understand that VAT is payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DEAL STRUCTURE

This site is being sold on an unconditional basis only. Subject to planning proposals will not be considered.

**PERRY
HOLT**
PROPERTY CONSULTANTS

BEN HOWARD

07527 709064

ben@perryholt.co.uk

JOEL LOBATTO

07789 928311

joel@perryholt.co.uk

