

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

First floor office on flexible and
affordable terms

Office 3, Unit 8, Langley Wharf, Railway Terrace,
Kings Langley, Hertfordshire, WD4 8JE



AMENITIES

- ✓ Intruder alarm monitoring
- ✓ BT telephone points
- ✓ Communal Kitchen and W/C
- ✓ Approximately 222 sq ft office facilities
- ✓ Lighting in all offices

LOCATION

Langley Wharf is located less than 2 miles from the A41 and M25 (Junction 20). Kings Langley Station is within 1.25 miles and provides regular services to London Euston, Watford and Milton Keynes.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

First Floor offices offered on affordable and flexible terms. The Estate is fully secure at night with a locked gate.

TERM

Flexible licence terms, with only one month written notice on both sides.
Payment Terms: 1 month's rent deposit, rent payable monthly in advance.

Access

9am - 5.30 pm, Monday to Friday

9am to 2pm, Saturday

RENT

£3,120 per annum inclusive.

Tenant to arrange telephone and broadband installation.

VAT

We understand that VAT is not currently payable on the rent

**PERRY
HOLT**
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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

HEAD OF COMMERCIAL

PROPERTY

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

LAND & COMMERCIAL

07527 709064

01923 239080

ben@perryholt.co.uk