

# 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

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