

FOR SALE

Modern Class E building with offices, storage units and access

Monaco House and Unit 1B Monaco Works, Station Road, Kings Langley, WD4 8LQ



KEY POINTS

- ✓ Modern office space with storage
- ✓ Close to A41 and M25
- ✓ Parking and access road
- ✓ Short walk to Kings Langley Station

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.

DESCRIPTION

Arranged over two floors and benefits from parking and ownership of the access road, Monaco House and Unit 1B are located in a highly accessible location. The building is currently used for flexible office and storage space, with the storage units on the ground floor and can be accessed via the offices or a small loading door to the car park.

PRICE

Offers Over £1,000,000 for the freehold interest

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.



TY NORTH

07973 624713

ty@scoutlandc.com

MAX EVANS

07801 434752

max@scoutlandc.com

**PERRY
HOLT**
PROPERTY CONSULTANTS

BEN HOWARD

07527 709064

ben@perryholt.co.uk

JOEL LOBATTO

07789 928311

joel@perryholt.co.uk