

UNIT 14 ABBOTS BUSINESS PARK KINGS LANGLEY

WD4 8FR

bf

brasierfreeth.com

Modern Business Unit - to Let - 2,172 Sq. ft

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Modern Business Unit

TO LET

KEY DETAILS

- Good proximity to M25 and A41
- Ground floor storage area & first floor offices
- LED lighting & air conditioning to all office elements
- Roller shutter door
- Kitchen facilities on both levels
- 3 phase power
- 3 allocated parking spaces

AMENITIES

 Storage Space	 Office	 LED Lighting to Office Elements	 Air Conditioning to Office Elements
 Roller Shutter Door	 Kitchen facilities on both levels	 3 Phase Power	 3 Allocated Parking Spaces



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ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground floor	100.89	1,086
First floor office	100.89	1,086
TOTAL	201.79	2,172

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property is an end of terrace, two storey business unit. The unit is arranged as storage/workshop accommodation on the ground floor with first floor offices.

The ground floor benefits from open-plan accommodation, a roller shutter door and kitchen & WC facilities. The first floor offices are modern and fitted with air conditioning to all office elements, carpeting, perimeter trunking and LED lighting. The first floor also benefits from a tea point.

There are 3 parking spaces included to the front of the property.



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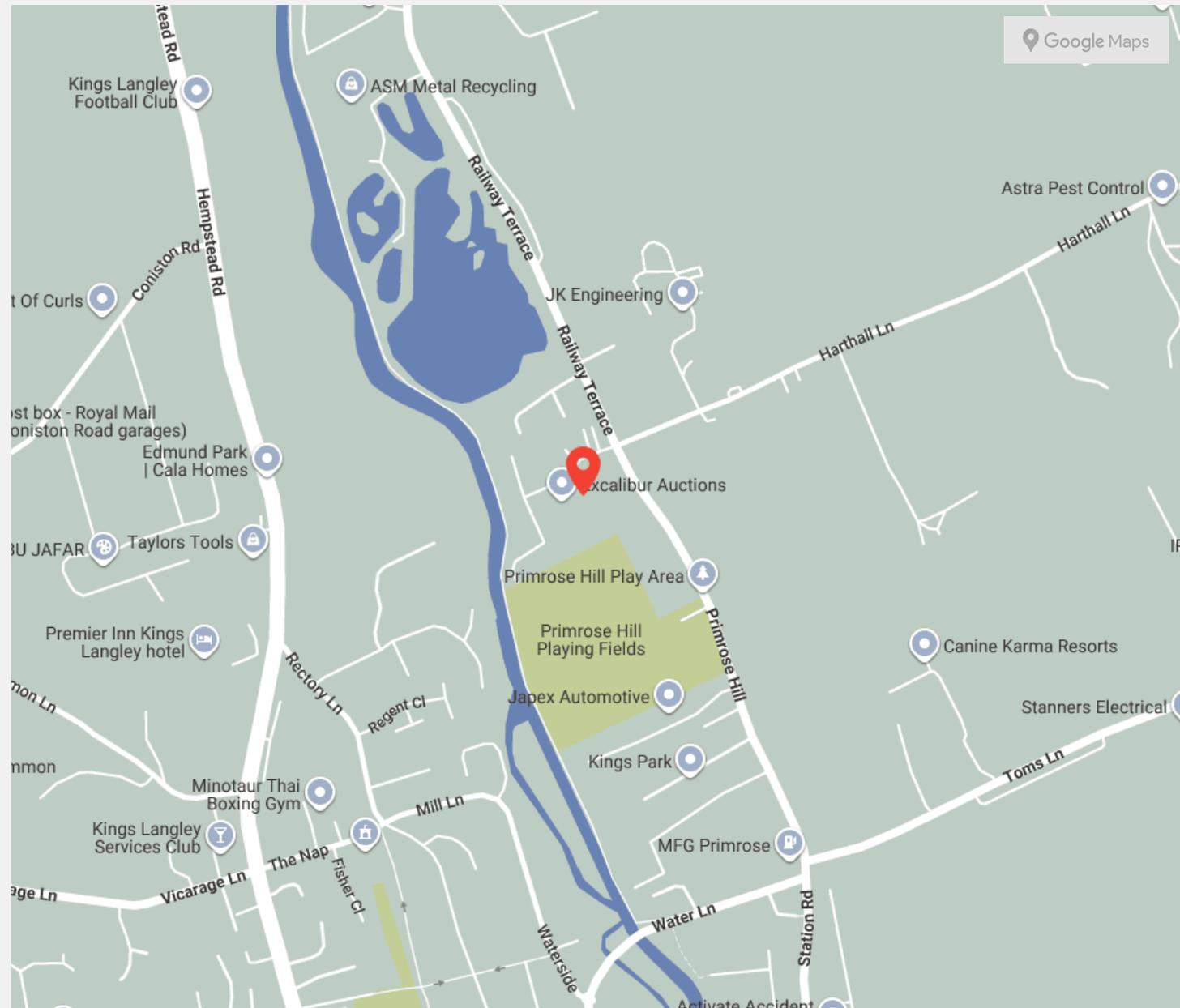
LOCATION

The property is situated within a modern commercial estate on the edge of Kings Langley. The M25 (J20) is within 1.5 miles. Kings Langley train station is within 1 mile of the property providing a regular service to London Euston (fastest time is 23 minutes).

The estate comprises a mix of office and industrial and pure office units located just off Primrose Hill which runs parallel to the A4251 and the A41.

TRANSPORT

-  M25 Junction 20 - 1.5 miles
-  Runs parallel to A41
-  Kings Langley Train Station - 1 mile



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TERMS

The property is available to let on a full repairing and insuring lease.

RENT

£32,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £21,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council - 01923 776611.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of B 42. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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CONTACT

GET IN TOUCH

Daniel Levitan

07548 098880

daniel.levitan@brasierfreeth.com

Felix Sharman

07712 431588

felix.sharman@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

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