

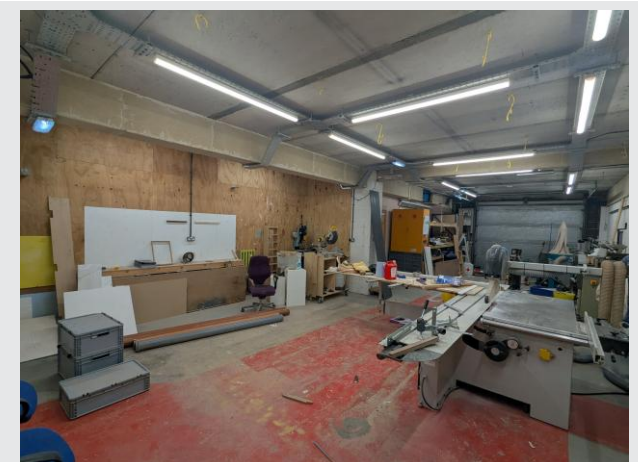
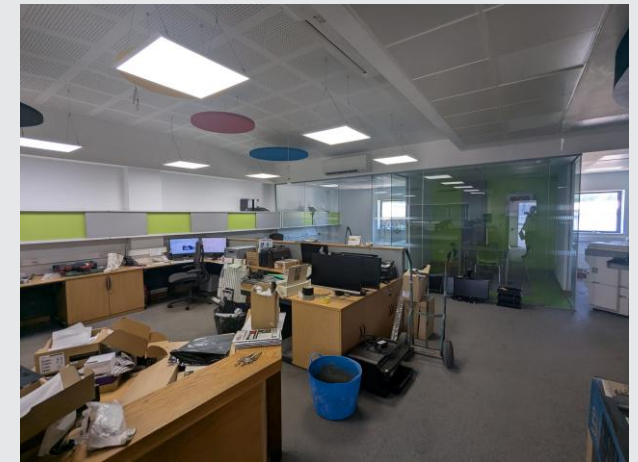
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE / TO LET

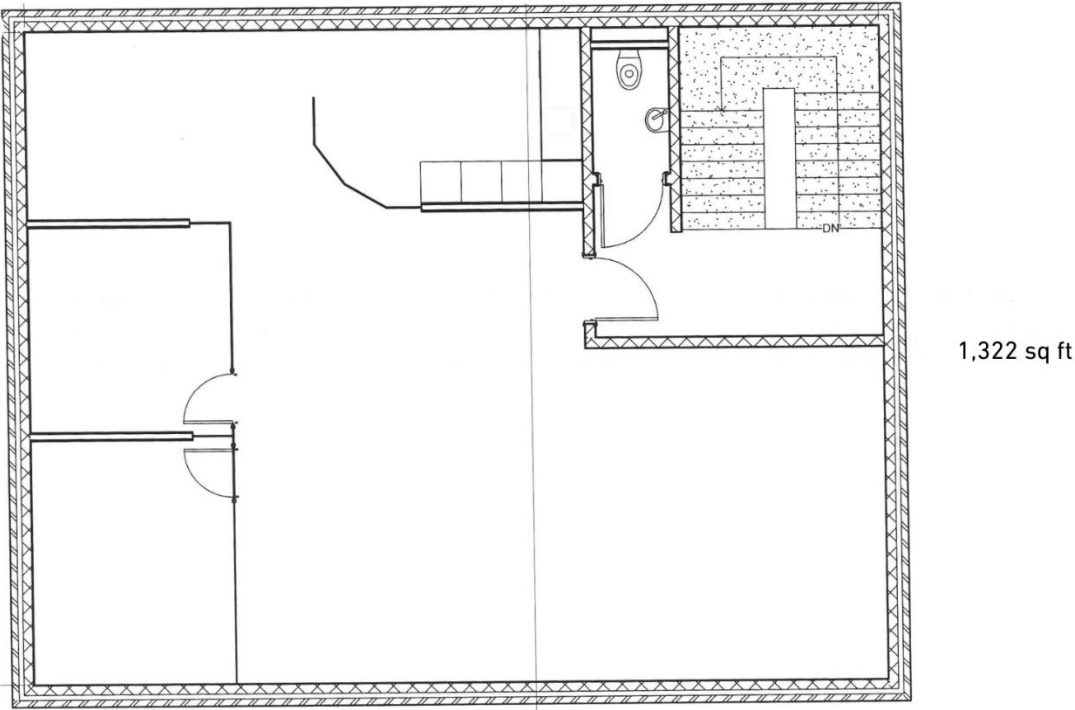
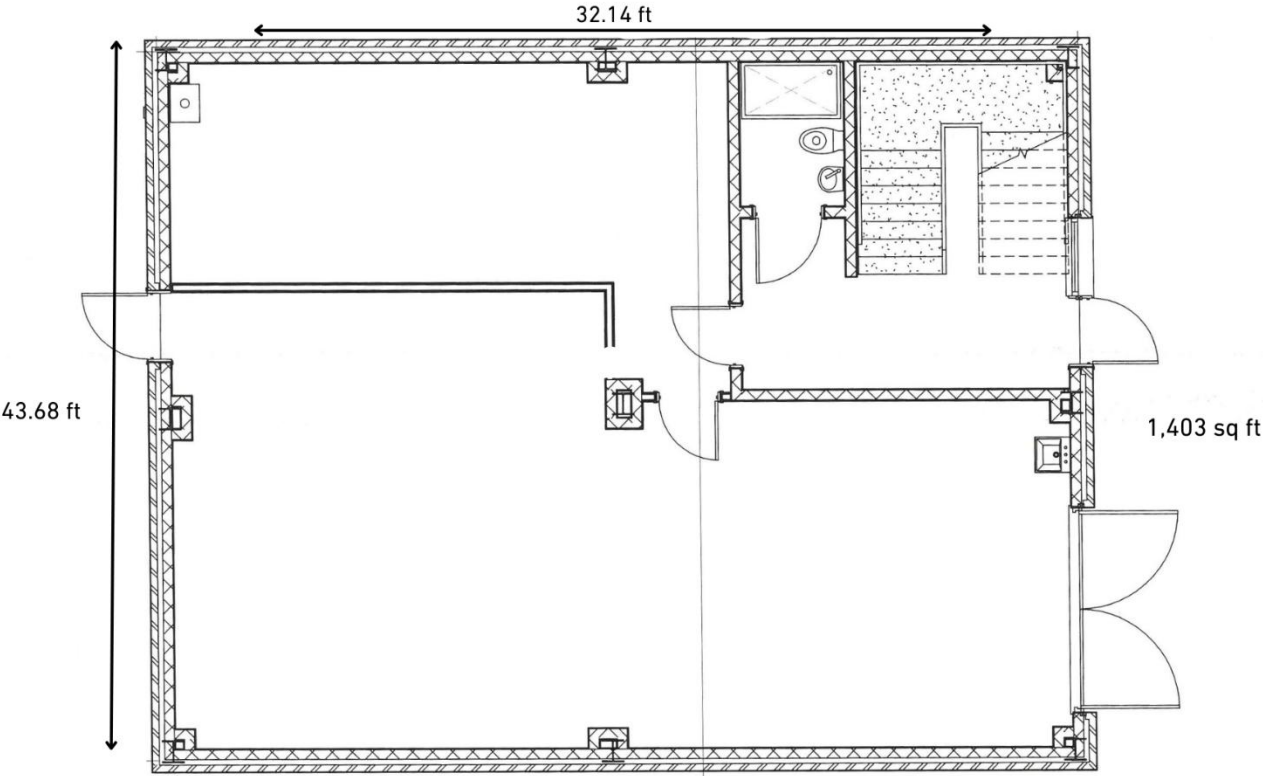
Warehouse with modern office
space and 14 car parking spaces

Unit 3 Kings Park Industrial Estate, Kings Langley, WD4 8ST



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,403	130.3
First Floor	1,322	122.81
Total:	2,962	253.1



KEY FEATURES

- ✓ L-shaped warehouse with electric roller shutter access
- ✓ Air-conditioning
- ✓ W/C and shower facilities
- ✓ Two private meeting rooms
- ✓ 14 car parking spaces

LOCATION

Kings Langley is a well-established commercial location in South West Hertfordshire with excellent road communications. The property is situated on Kings Park Industrial Estate, off Primrose Hill, approximately 2 miles from Junction 20 of the M25 and close to the A41, providing easy access to the M1, Watford, Hemel Hempstead and Central London. Kings Langley High Street is within easy reach, offering a range of shops, cafés and local amenities while Kings Langley railway station is approximately 1 mile away with regular direct services to London Euston.

VAT

We understand that VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

A well-presented warehouse unit with modern first-floor office accommodation, offering a versatile combination of industrial and office space suitable for a range of business occupiers.

The ground floor comprises an L-shaped warehouse providing flexible storage and operational space, accessed via an electric roller shutter door. A reception/entrance area is complemented by W/C and shower facilities, offering practical amenities for staff and visitors.

The first floor has been fitted out to a high standard to provide contemporary open-plan office accommodation, benefiting from air conditioning throughout. The office space also includes two private meeting rooms together with a kitchen and staff break-out area, creating an attractive and functional working environment.

Externally, the property benefits from approximately 14 allocated car parking spaces, providing ample on-site parking for staff and visitors.

The property is well suited to a variety of industrial, trade counter, warehouse, distribution and office-based businesses, subject to any necessary consents.

TERM

A new lease for a term to be agreed, with appropriate rent reviews.

RENT OR SALE

£37,000 per annum exclusive or £475,000 for the long leasehold interest. 963 years remaining.

RATES

Rateable value: £49,250. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

EPC

TBC

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