



## Character Offices To Let Close to M25

### **The Old School House**

Bridge Road, Kings Langley, WD4 8RQ

Office

# TO LET

**2,412 to 3,202 sq ft**

(224.08 to 297.48 sq m)

- Easy access from Junctions 19 & 20 of the M25
- Grade 2 listed building
- 16 parking spaces
- Central heating
- Comfort cooling to part
- Fast broadband available

# The Old School House, Bridge Road, Kings Langley, WD4 8RQ

## Summary

<b>Available Size</b>	2,412 to 3,202 sq ft
<b>Rent</b>	£25.00 per sq ft
<b>Rates Payable</b>	£6.27 per sq ft Rates payable 2024/25
<b>Rateable Value</b>	£53,500
<b>Service Charge</b>	A service charge is payable for maintenance of common areas and shared services/utilities
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	E (117)

## Description

The available accommodation comprises a self-contained building of 3,202 sq ft which can be split to offer from 2,412 sq ft.

## Location

The Old School House is located at the junction of Bridge Road and the A41 which links to Junction 19 and 20 of the M25 (both within 0.5 miles).

Kings Langley Station (approximately 1.1 mile), provides rail services to London Euston (from 23 minutes), Birmingham and the North West.

There are regular busses from Watford to Hemel Hempstead that stop close to the property

## Viewings

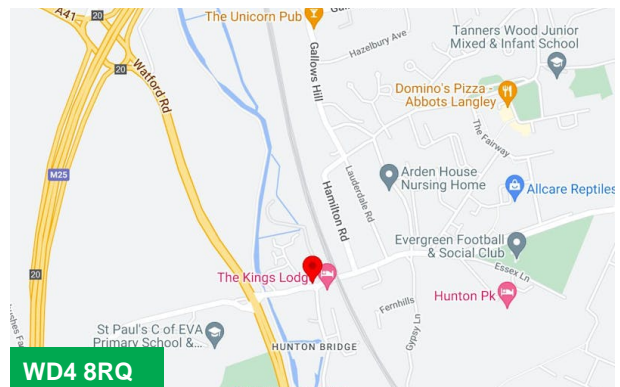
Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

A new full repairing and insuring lease for a term to be agreed

## VAT

The property is not VAT registered



## Viewing & Further Information

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