



## Industrial Investment For Sale

### Unit 6 Langley Wharf

Railway Terrace, Kings Langley, WD4 8JE

Industrial, Investment, Light  
Industrial, Warehouse

# FOR SALE

**3,056 sq ft**

(283.91 sq m)

- 5.2m eaves
- Roller shutter door
- 6 parking spaces
- Within 1.8 miles from M25
- Let until January 2034 with a tenant break in January 2029

# Unit 6 Langley Wharf, Railway Terrace, Kings Langley, WD4 8JE

## Summary

Available Size	3,056 sq ft
Price	£675,000
Rateable Value	£41,000
Car Parking	N/A
VAT	Not applicable
EPC Rating	D (82)

## Accommodation

The unit comprises the following approximate gross internal areas:

Name	sq ft	sq m
Ground - Industrial	2,900	269.42
1st - Office	156	14.49
<b>Total</b>	<b>3,056</b>	<b>283.91</b>

## Description

The property is a mid-terraced industrial unit with 6 car parking spaces.

## Location

Langley Wharf is located 1.8 miles from A41/M25 (Junction 20) and 4.00 miles from M1 (Junction 8)

Kings Langley Station is within 1.3 miles and provides regular services to London Euston, Watford and Milton Keynes.

## Terms

The whole property is let to Imperial Auto Services Limited on a FRI lease (subject to a schedule of condition) expiring in January 2034 with a tenant break in January 2029.

the passing rent is £45,850 pa exclusive

Imperial Auto Services Limited is a private company established in 2011

Offers are sought in the region of £675,000 for the freehold interest subject to the current lease

## VAT

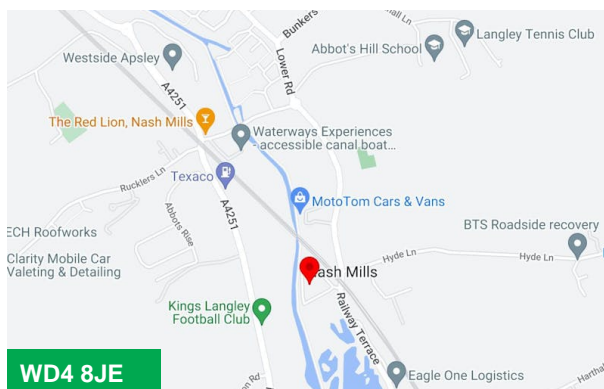
VAT is not currently payable on the sale price.

## Estate Charge

A service charge is payable towards maintenance of common areas of the estate

## Viewings

Strictly by appointment via sole agent



## Viewing & Further Information

### Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

### Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park, Watford, WD18 8YH