

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Detached modern office building

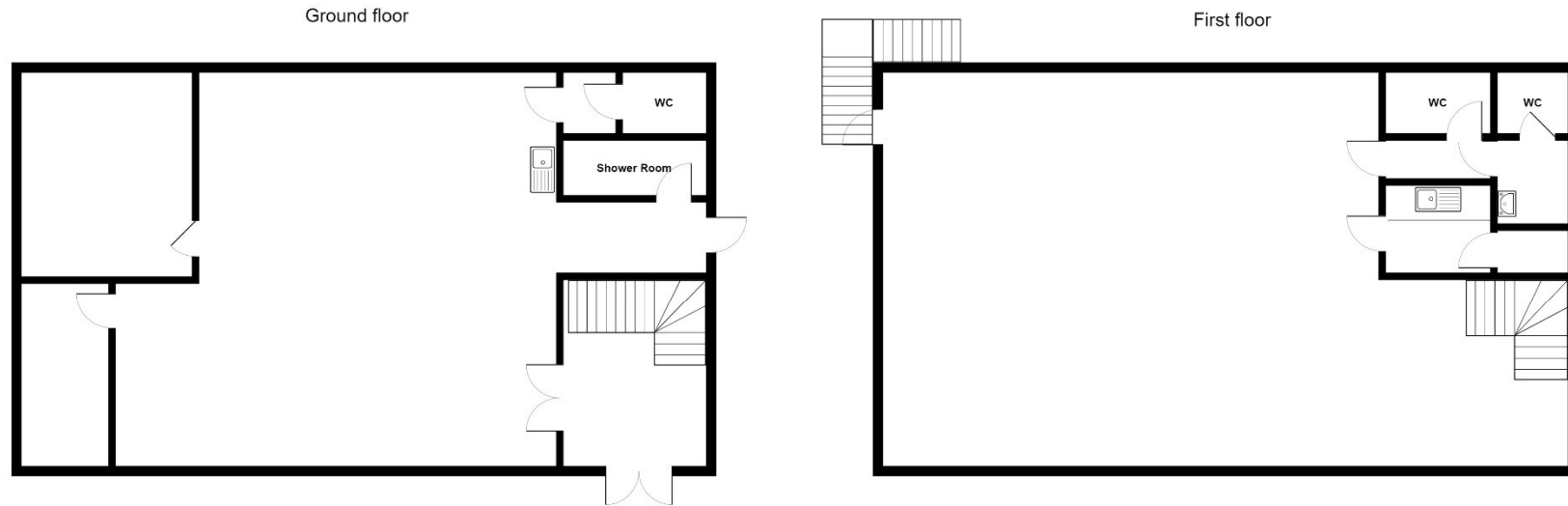
Fives Court, 83 The Crescent, Abbots Langley, WD5 0DR



ACCOMMODATION

	Sq ft	Sq m
Ground floor	1,122	104.24
First floor	1,125	104.52
Total	2,247	208.76

IPMS 3 (Net internal equivalent areas)



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Detached modern office block
- ✓ Parking for 11 cars (Ratio 1:204)
- ✓ Wall mounted air conditioning
- ✓ Shower room

LOCATION

Located a short walk to Abbots Langley High Street which offers a variety of amenities including Budgens, Café, convenience stores and restaurants etc. Kings Langley Train Station which is on the main line into London Euston is approximately 1.5 miles from the building. By road, the A41 is 2.4 miles in distance and Junction 20 of the M25 is also 2.4 miles.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

Fives Court comprises of modern open place office space across ground and first floors. The building offers fantastic parking facility of 11 car parking spaces, 9 of which are behind security gates. The ground floor offers large open office floor space, meeting room, shower room, kitchenette, WC's and a communications room. To the first floor are WC's, small kitchen, open plan space and a partitioned office room.

TERM

A new lease for a term to be agreed.

RENT

£45,000 per annum exclusive

RATES

Rateable value: £39,750. Rates payable 2023/24 £19,835.25. Interested parties should contact Three Rivers Council – Tel: 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

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