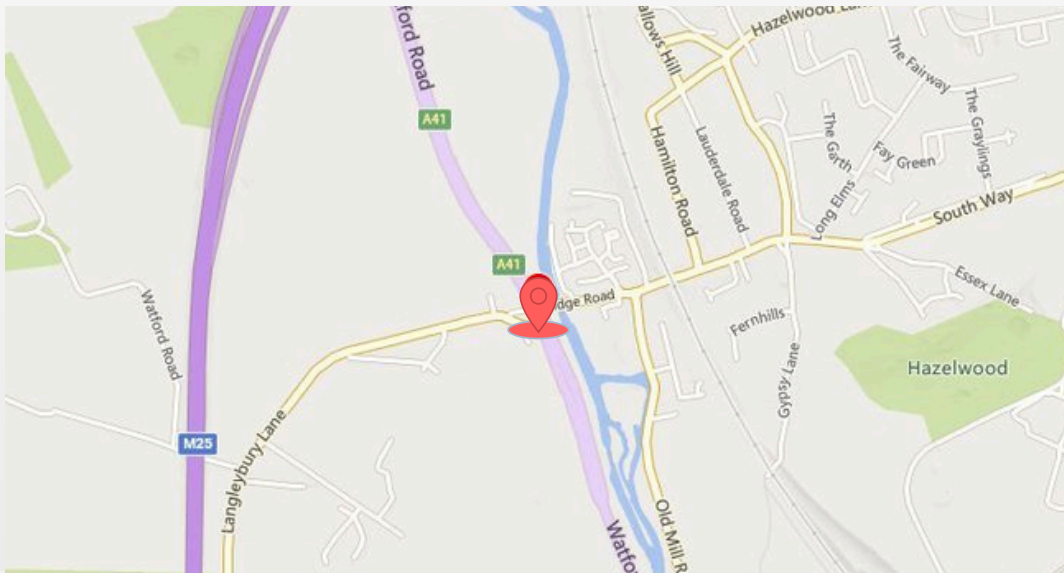# bf.
brasier freeth

Old School House |
Bridge Road | Hunton Bridge
Kings Langley | WD4 8RQ

Character Office To Let |
2,412 Sq.ft - 3,202 Sq.ft |
(244.08 Sq.m - 297.48 Sq.m)

Key features

- Easy access from Junctions 19 & 20 of the M25
- Excellent car parking
- Very modern fixtures & fittings
- Fast broadband available
- Comfort cooling to part
- Central heating
- Furniture available

Old School House | Bridge Road | Hunton Bridge | WD4 8RQ

Description

The Old School House comprises of very-well presented office space across ground and first floor, offering a multitude of open office space and meeting/board rooms. The full building offers an excellent on-site car parking allocation of 16 spaces (with some potential additions).

The building can be split into two parts subject to requirement.

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.

Tenure

A new lease is available for a term by negotiation.

Rent

£25 per Sq.ft per annum exclusive of outgoings.

Accommodation

Available sizes from: 2,412 Sq.ft — 3,202 Sq.ft

Rates

The VOA website shows an entry in the current Rating List of £53,500. The rates payable will be a proportion of this figure.

For rates payable from 31st March 2024, refer to the Local Rating Authority, Three Rivers District Council – 01923

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

EPC

EPC Rating - E 117. Details are available upon request.

Legal costs

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

VAT

The property is not VAT registered.

For viewings contact

Peter Brown
07740 170458
peter.brown@brasierfreeth.com

Felix Sharman
07712 431588
felix.sharman@brasierfreeth.com

Or our joint agent - Stimpsons

EG WINNER 2023
EG Radius Leaderboards

brasierfreeth.com