

6 Abbots Business Park | Kings Langley | WD4 8HY

Ground Floor Office | To Let |
819 Sq.ft



Key features

- A modern well presented ground floor office unit
- Good proximity to M25 & A41
- LED lighting
- Kitchenette
- 3 allocated parking spaces
- 3 phase power
- Open plan space



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Description

A modern ground floor office which has recently been redecorated, available immediately. The property offers very usable open plan space, benefitting from LED lighting, a kitchenette, and exclusive WC (disabled).

3 allocated car parking spaces.

Accommodation

Ground floor | 819 Sq.ft | 76.09 Sq.m

This floor area is approximate and has been calculated on an IPMS3 basis.

Rates

The VOA website shows an entry in the current Rating List of £17,000. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Three Rivers District Council - 01923 776611.

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

Location

The property is situated within a modern commercial estate on the edge of Kings Langley. The M25 (J20) is within 1.5 miles. Kings Langley Railway Station is within 1 mile of the property providing a regular service to London Euston (fastest time 23 minutes).

The estate comprises a mix of office and industrial and pure office units located just off Primrose Hill which runs parallel to the A4251 and the A41.

EPC

The property has an EPC rating of D 92. Details available upon request.

Terms

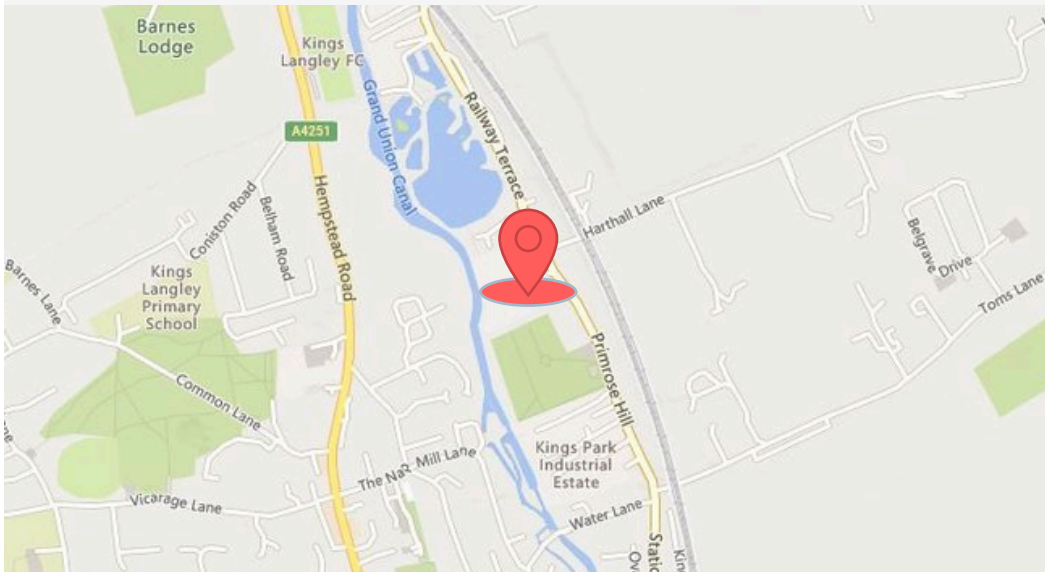
The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

Legal costs

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

Rent

£16,500 per annum exclusive.



For viewings contact

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