

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



For viewings contact

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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.

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.

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.

Rent

£16,500 per annum exclusive.

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.

EPC

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

Legal costs

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

July 2024

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re expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for vide information necessary to complete these checks before the deal is completed. Information required will include:-

transcendent of a memory of funds for the Buyers/Funders/Lessee ier Freeh is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link

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