

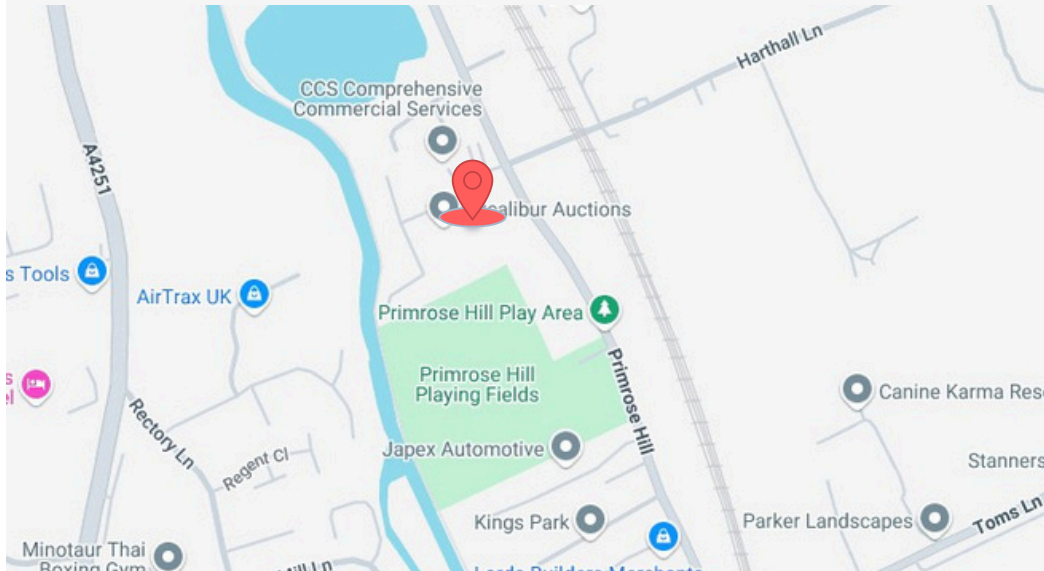
Unit 14 Abbots Business Park |
Primrose Hill | Kings Langley |
WD4 8FR

Modern Business Unit | To Let |
2,172 Sq.ft



Key features

- Good proximity to M25 and A41
- Ground floor storage area & first floor offices
- LED lighting & air conditioning to all office elements
- Roller shutter door
- Kitchen facilities on both levels
- 3 phase power
- 3 allocated parking spaces



For viewings contact

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Description

The property is an end of terrace, two storey business unit. The unit is arranged as storage/workshop accommodation on the ground floor with first floor offices.

The ground floor benefits from open-plan accommodation, a roller shutter door and kitchen & WC facilities. The first floor offices are modern and fitted with air conditioning to all office elements, carpeting, perimeter trunking and LED lighting. The first floor also benefits from a tea point.

There are 3 parking spaces included to the front of the property.

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 train station is within 1 mile of the property providing a regular service to London Euston (fastest time is 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 to let on a full repairing and insuring lease.

Rent

£32,500 per annum exclusive.

Accommodation

Ground floor warehouse		1,086 Sq.ft		100.89 Sq.m
First floor office		1,086 Sq.ft		100.89 Sq.m
TOTAL		2,172 Sq.ft		201.79 Sq.m

These floor areas are approximate and have been calculated on a gross internal basis.

Rates

The VOA website shows an entry in the current Rating List of £21,250. 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 B 42. Details available upon request.

Legal costs

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

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