

12 KINGS PARK KINGS LANGLEY

WD4 8ST

bf.
brasierfreeth.com

Industrial Unit - For Sale - 3,378 Sq.ft

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Industrial Unit
FOR SALE

KEY DETAILS

- Virtual freehold available
- Roller shutter door
- 0.7 miles to Kings Langley Station
- 1.3 miles to M25 (J20)
- 11 parking spaces

AMENITIES



Flexible Layout



Car Parking



Level Loading Doors



Warehouse



Motorway
Access



Excellent
Transport Links



WCs



Kitchenette



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
Ground Floor	173.64	1,869
First Floor	173.64	1,869
TOTAL	347.28	3,738

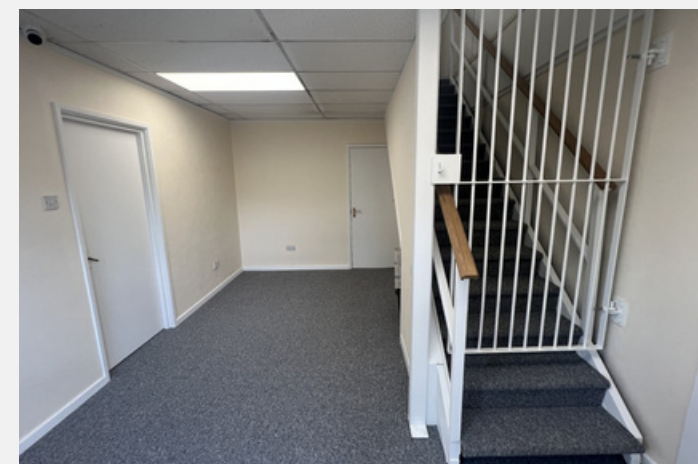
These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property is a two storey, mid-terrace business unit, with a roller shutter. The property offers a mix of storage on the ground floor, office space on the first floor, and benefits from a garden at the rear.

The property could be reinstated to full-height warehouse or storage accommodation, if required. It has undergone a comprehensive cosmetic refurbishment.

The unit is demised 11 parking spaces.



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LOCATION

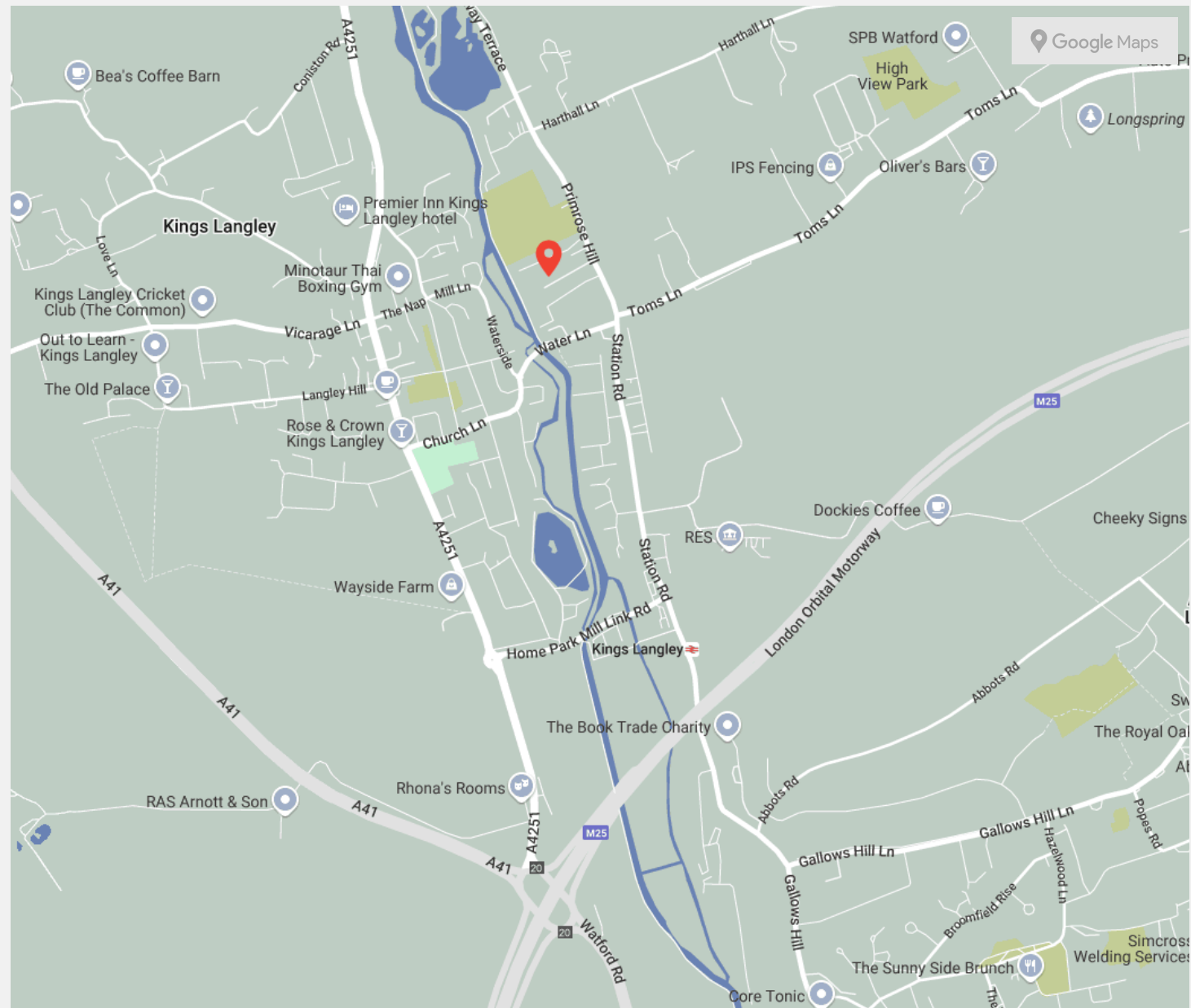
The property is situated on the Kings Park industrial estate in Kings Langley.

The estate is circa 1.3 miles from Junction 20 of the M25, providing access to Greater London and junction 6A of the M1.

Kings Langley mainline station is approximately 0.7 miles away, offering a direct train service to London Euston in circa 25 minutes.

TRANSPORT

- ➡ Kings Langley Station - 5 minute walk
- 🚗 M25 (J20) - 5 minute drive



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TENURE

The property is held on a 999 year long leasehold from September 1989.

PRICE

Guide price of £850,000.

EPC

The property has an EPC rating of C70.

RATES

The VOA website shows an entry in the current Rating List of £51,000. 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.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the transaction.

CONTACT

GET IN TOUCH

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