

PERRY HOLT

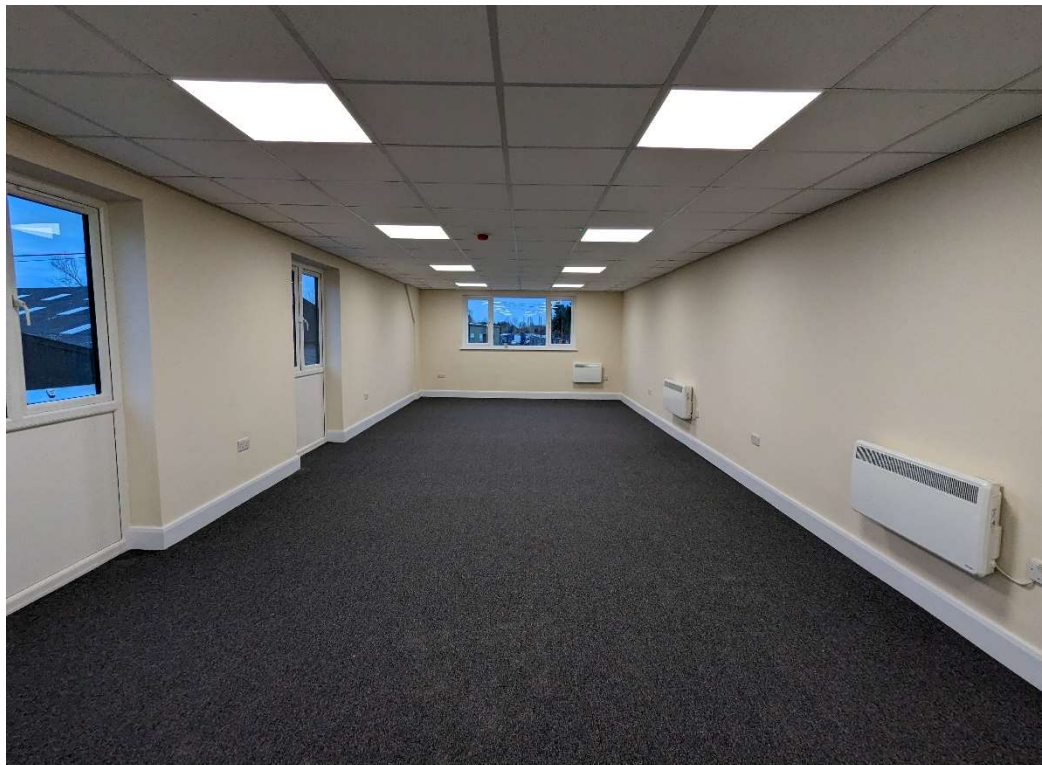
PROPERTY CONSULTANTS

TO LET

Modern office/showroom

Unit 15, Sunderland Estate, Church Lane, Kings Langley,
WD4 8JU

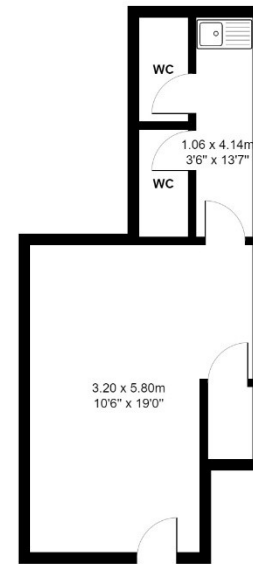




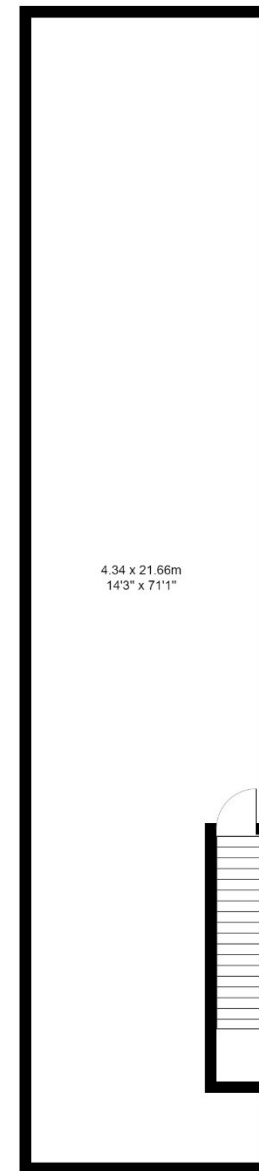
ACCOMMODATION

	Sq ft	Sq m
Ground floor	256	23.78
First Floor	921	85.56
Total:	1,177	109.34

Ground Floor



First Floor



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Well located within 1.5 miles of the M25 (junction 20)
- ✓ Approximately 1,177 sq ft
- ✓ 3 car parking spaces
- ✓ Triple aspect windows

LOCATION

Situated conveniently off Kings Langley High Street (A4251) and within 1.5 miles of Junction 20 on the M25 thus giving access to the whole south motorway network. The property is also close to Kings Langley railway station with excellent travel facilities to London and the North.

SERVICE CHARGE

£1,200 per annum plus VAT

DESCRIPTION

Refurbished throughout to a high standard reflecting the modern day needs of an office/showroom offering. The ground floor offers approximately 256sqft of space, including storage, a kitchenette and with the benefit of two WC's. The first floor is open plan and totals approximately 921 sqft with triple aspect windows meaning the space feels light and airy. The space is offered to the market with 3 parking spaces.

TERM

A new FRI lease for a term to be agreed with appropriate rent reviews.

RENT

£18,500 per annum exclusive

RATES

Rates to be reassessed.

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk