

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

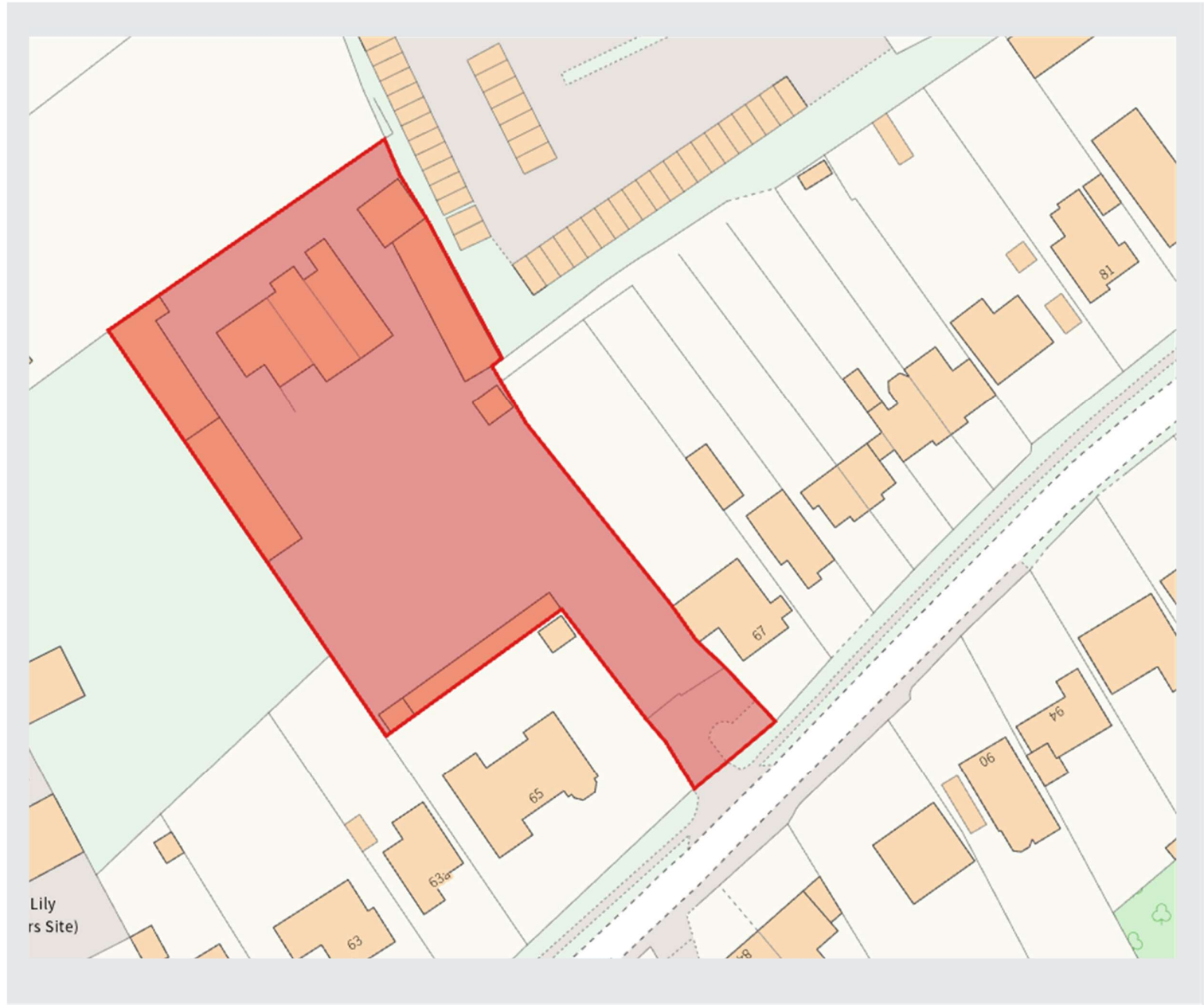
OPEN STORAGE YARD

Land to the rear of 65 Toms Lane, Kings Langley, WD4 8NH



VOA SIZES

	Sqm GIA	Sq ft GIA
Canopy	232.8	2,505
Store	17.41	187.4
Office	160.37	1,726.2
Workshop	64.5	694.2
Workshop	98.52	1,060
Store	6.82	73.4
Store	56.4	607
Store	130.23	1,401
Store	14.35	154
Workshop	103.56	1,114
TOTAL	884.96	9,525



AMENITIES

- ✓ Gas supply
- ✓ Articulated lorry capability
- ✓ Hard standing throughout
- ✓ Close to M25 and A41

LOCATION

Kings Langley is the popular historic village located in Hertfordshire about 21 miles northwest of central London. The main village High Street is located 0.9 miles from the site and offers an array of retail offerings such as Boots Chemist, Wenzels Bakery, Spar store to name a few. Kings Langley Train Station offers fast connectivity into Harrow & Wealdstone and London Euston in a maximum of 27 minutes. By road, Junction 20 of the M25 and the A41 are 1.5 miles from the site with the M1 being 4.4 miles.

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

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DESCRIPTION

The yard measures to be circa 0.93 acres (40,510sqft), and is concreted throughout allowing for safe storage of materials and heavy vehicle use. The yard comprises of mainly open storage however there are three workshop buildings and a sales office/showroom in situ. The buildings benefit from 3 phase power and there is gas supply which is separately metered to the yard. Artic lorries do deliver to site and at present there is an entrance width of approximately 9.83m but if widened further it could be approximately 16.66m, potentially allowing for two lane vehicle traffic. Yard title number - HD487616.

PRICE

£2,250,000 for the Freehold interest – Unconditional basis only.

VAT

We understand that VAT is not payable on the purchase price.

BUSINESS RATES

Rateable value: £71,500. Rates payable 24/25: £39,039. Interested parties should verify the rates payable with Three Rivers District Council.

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