

# PERRY HOLT

PROPERTY CONSULTANTS

**FOR SALE / TO LET**

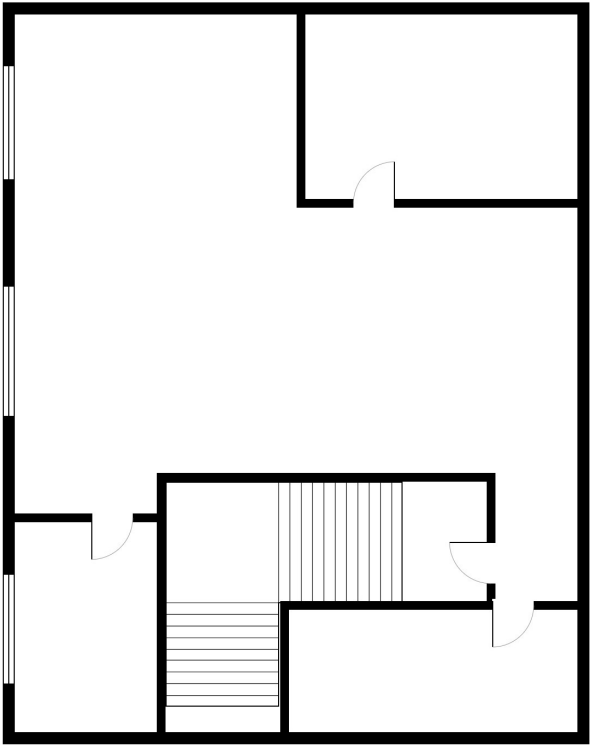
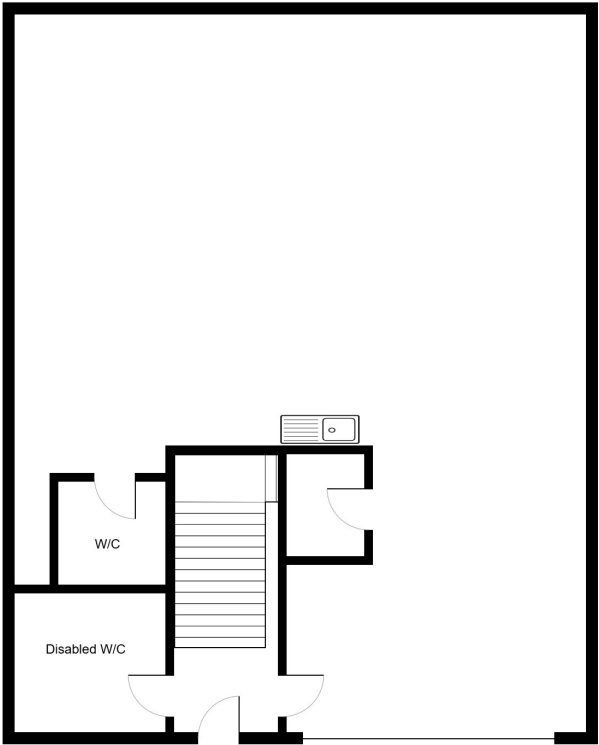
**Warehouse premises with offices  
and car parking**

Unit 8 Kingley Park, Station Road, Kings Langley, WD4 8GW



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	1,470	136.5
First Floor	1,492	138.6
Total:	2,962	275



## KEY FEATURES

- ✓ Close to major road links
- ✓ Parking and loading area
- ✓ Modern offices in an open plan style
- ✓ Minimum eaves approximately 8ft

## LOCATION

Kings Langley is a village in South West Hertfordshire spanning the Dacorum and Three Rivers boroughs. Kings Langley benefits from excellent road communications with the M25 (Junction 20) less than one mile to the South of the property at its Junction with the A41 and also connecting with the M1 approximately 2.5 miles to the East. Unit 8 is situated on Kingley Park, a development of 11 well specified warehouse and production units. Kingley Park lies between Station Road from which access and egress is obtained and the West Coast main railway line.

## VAT

We understand that VAT is payable on the rent

## DESCRIPTION

Unit 8 comprises of modern warehouse unit with first floor mezzanine level. The office space on the first floor benefits from air conditioning and heat pump capability. The floor is arranged as open plan with a small office suite and a meeting room. There is also a storage room on the first floor which could be an office suite. The ground floor offers two W/C's one of which is disabled, a storage room and the general warehouse space which is accessed via the roller shutter. Externally there is loading area in front of the roller shutter, parking for two cars, a further two allocated spaces on the estate and then visitor parking unallocated.

## TERM

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

## RENT OR SALE

£30,000 per annum exclusive for years 1 & 2 only. Rent increase for remaining years until first break or rent review.

£500,000 for the freehold interest, subject to contract.

## RATES

Rateable value 25/26: £39,500. Rateable value 26/27: £59,000. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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