

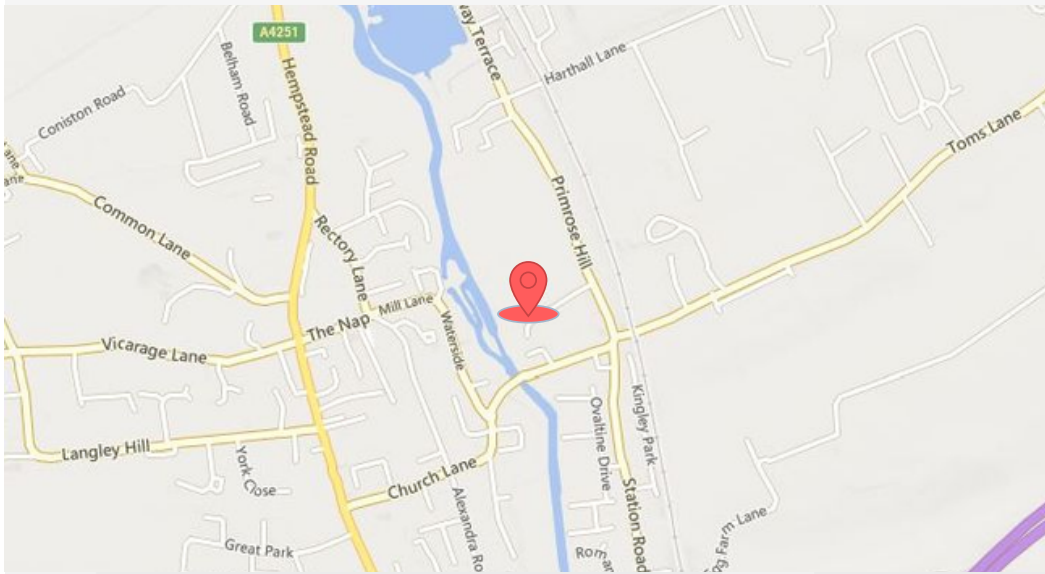
12 Kings Park | Kings Langley |
WD4 8ST

Industrial Unit For Sale | 3,738 Sq.ft



Key features

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



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Description

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

The property currently has full mezzanine coverage and is partitioned into office space, however could be reinstated back to full height warehouse/storage space.

The unit is demised 7 parking spaces.

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.

Accommodation

Ground floor		1,869 Sq.ft		173.64 Sq.m
First floor		1,869 Sq.ft		173.64 Sq.m
Total		3,738 Sq.ft		347.28 Sq.m

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

Tenure

The property is available on a long leasehold.

Price

We are inviting offers in excess of £850,000.

Terms

Available with full vacant possession.

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 from 31st March 2024, 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 EPC rating for this property is C-70.

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.

For viewings contact

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