

Concept House

FOR SALE WITH PART VACANT POSSESSION

Total potential net area 29,820 sq ft (2,770 sq m)

Potentially 19,480 sq ft (1,807sq m) available
with vacant possession



KINGS LANGLEY WD4 8UD

DESCRIPTION

Concept House is a highly specified building situated in a location that's convenient for your employees and visitors to reach and sits within an attractively landscaped environment. The offices can be available fully fitted with data connections already installed ready for immediate occupation.

The building has a large light and bright reception and the office space benefits from an open plan configuration with excellent natural light.

Suites of varying sizes on the first and second floor available for immediate occupation.



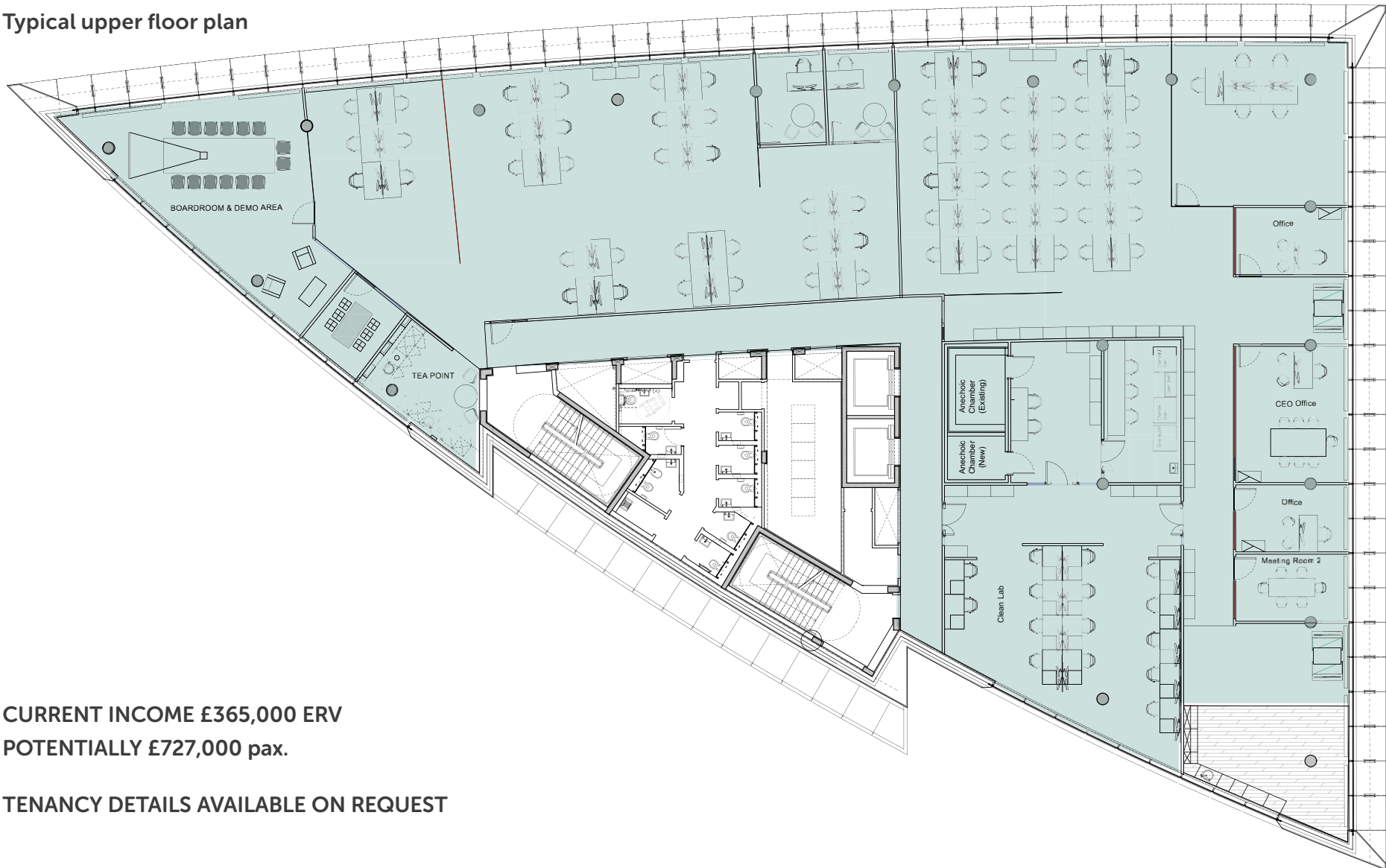
SPECIFICATION

- > High grade open plan
- > On-site building and security monitoring
- > Air conditioning
- > LED recessed lighting
- > Metal tile suspended ceiling
- > Excellent data and connectivity provisions
- > Fully accessible raised floor
- > Male, female and disabled WCs
- > Shower and changing facilities
- > Allocated parking onsite (offsite parking available)



FLOOR PLAN

Typical upper floor plan



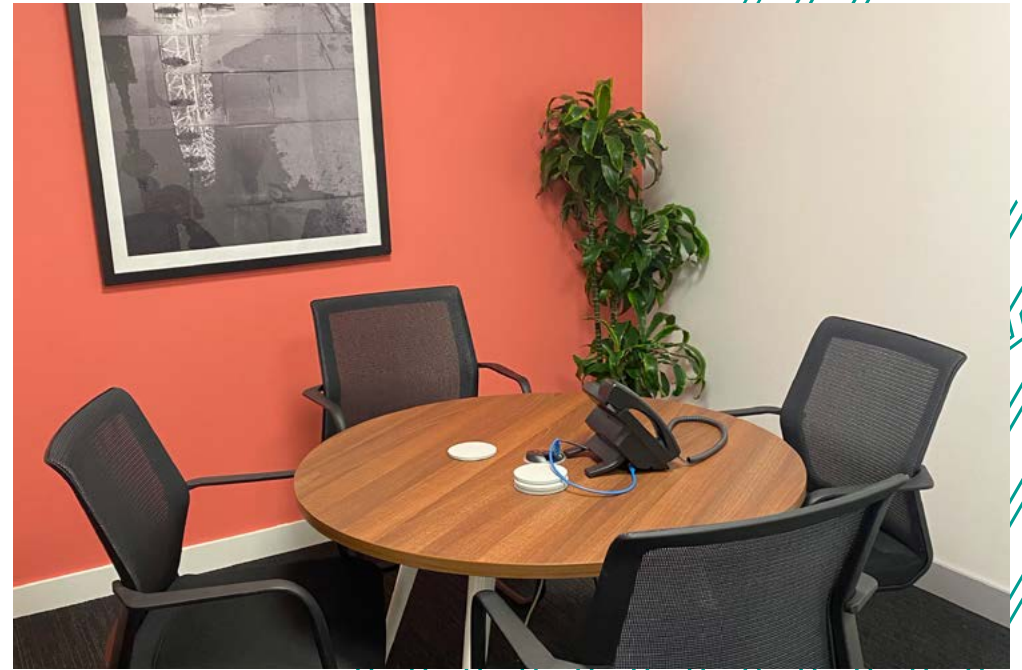
CURRENT INCOME £365,000 ERV

POTENTIALLY £727,000 pax.

TENANCY DETAILS AVAILABLE ON REQUEST



Images show occupied fitted space

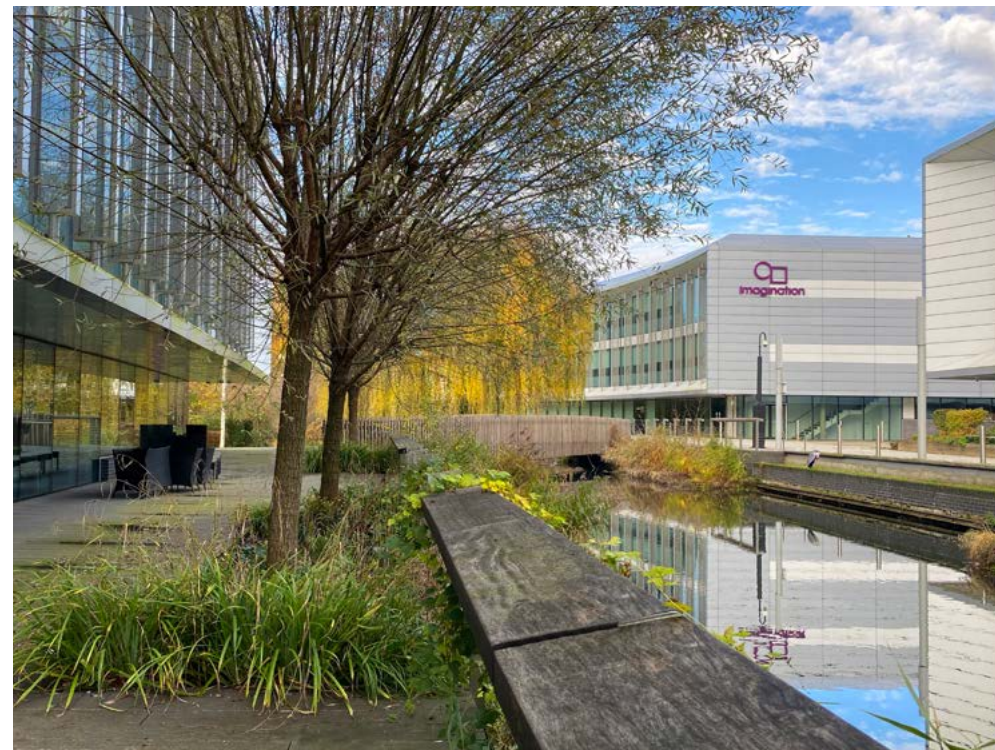


Images show occupied fitted space



Concept House

M25
(2 minutes)



LOCATION

The property is located on Home Park Industrial Estate on Station Road in Kings Langley which is within 25 miles of the North West of London. Kings Langley High Street is just 0.5 miles away. Watford is only four miles away and Hemel Hempstead within three miles.

Junction 20 of the M25 motorway is within 0.5 miles and Junction 8 of the M1 is within five miles. Kings Langley railway station is a two-minute walk from the property and gives fast regular access to London Euston.

LOCAL OCCUPIERS



KINGS LANGLEY

The commuter village of Kings Langley sits on the River Gade and The Grand Union Canal just 21 miles north-west of the heart of London, two miles south of Hemel Hempstead and two miles north of Watford.

The village pubs, such as The Rose & Crown and The Unicorn, serve excellent food and drink, as do the local restaurants and cafés, Oscars Pizza Co., Dalling and Co., and Fred and Ginger Coffee.

The peaceful surroundings provide excellent opportunities for waterside walks, cycle rides and boat trips. Kings Langley High Street is a short walk away from the property and there is a range of places to stay including a Premier Inn.

The village benefits from good road communications. The M25 is just a two minute drive away and the M1 is six minutes away for journeys south and also destinations further north, such as Luton and Milton Keynes.

Kings Langley railway station is a two-minute walk away from Concept House and provides half-hourly services direct to London Euston in the south and Tring in the north. Rush hour services run towards Birmingham New Street and Coventry, whilst a single service to Crewe also runs every morning.



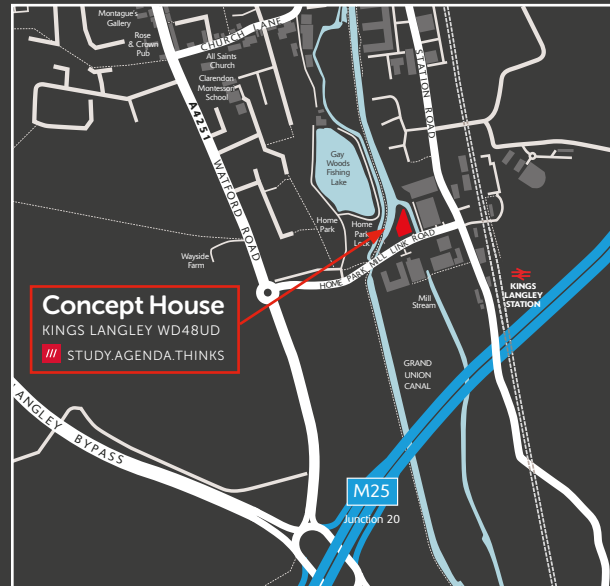
COMMUNICATIONS

BY ROAD

Watford	5 miles
St Albans	8 miles
Hemel Hempstead	4 miles
Central London	26 miles
Heathrow Airport	20 miles
Stanstead Airport	40 miles
Gatwick Airport	56 miles

BY RAIL

Watford Junction	4 mins
Hemel Hempstead	6 mins
Wembley Central	18 mins
London Euston	23 mins
Tottenham Court Road (via London Euston)	36 mins
Milton Keynes Central	39 mins



VIEWING AND FURTHER INFORMATION



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