

**1 KINGS PARK, PRIMROSE HILL
KINGS LANGLEY, HERTS WD4 8ST**



TO LET – £66,715 per annum
(inclusive of rates, service charge and utilities)

Offices with Storage
2,426 SQ FT (225.4 M²)

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| <ul style="list-style-type: none">■ First floor offices with ground floor storage■ Roller shutter door■ 10 parking spaces■ Comfort cooling to offices | <ul style="list-style-type: none">■ Recently refurbished to a very high standard■ Fully cabled■ 1.3 miles from M25■ Close to Kings Langley railway station |
|--|---|

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LOCATION

Kings Park is conveniently located on the west side of Primrose Hill approximately 0.7 miles from Kings Langley mainline station (Euston from 27 minutes).

Kings Park is situated approximately 1.3 miles from Junction 20 of the M25 and benefits from excellent access to the national motorway network and the A41 corridor.

DESCRIPTION

The property comprises an end terrace two storey business unit. The available premises comprise the whole of the first floor offices with ground floor storage. The offices have been fitted to a high standard and are fully cabled and partitioned with comfort cooling.

ACCOMMODATION

Ground floor storage:	378 sq ft	35.1 m ²
First floor offices:	2,048 sq ft	190.3 m ²
Total:	2,426 sq ft	225.4 m²

(approximate gross internal floor areas)

LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed.

INCLUSIVE RENT

£66,715 per annum (plus VAT). Inclusive of rates, service charge and utilities.

*phone and internet costs and buildings insurance are not included.

VAT

The property is VAT registered and therefore VAT will be charged on the rent.

EPC

The Energy Performance Asset Rating is D90. A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment via sole agents:

Philip Cook
01923 604026
pbc@stimpsons.co.uk

STIMPSONS
30 The Avenue
Watford
WD17 4AE

The full range of our instructions is available on our website www.stimpsons.co.uk

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