

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



**TO LET – £45,248 per annum**

**Modern Business Unit**  
2,828 SQ FT (262.8 M<sup>2</sup>)

- |                                                                                                                                                                       |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>■ Full fitted first floor offices with ground floor storage</li><li>■ Roller shutter door</li><li>■ 14 parking spaces</li></ul> | <ul style="list-style-type: none"><li>■ WC and kitchen facilities</li><li>■ 1.3 miles from M25</li><li>■ Close to Kings Langley railway station</li></ul> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

## 2 KINGS PARK, PRIMROSE HILL KINGS LANGLEY, HERTS WD4 8ST

### 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 a mid-terrace two storey business unit. Fully fitted with first floor offices and ground floor storage.

### ACCOMMODATION

Ground floor	1,418 sq ft	131.7 m <sup>2</sup>
First floor	1,410 sq ft	130.9 m <sup>2</sup>
<b>Total</b>	<b>2,828 sq ft</b>	<b>262.8 m<sup>2</sup></b>

(approximate gross internal floor areas)

### LEASE TERMS

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

### RENT

£45,248 per annum exclusive

### RATES

Rateable value: £30,000

Rates payable: £14,730

For further information on rates please contact Three Rivers District Council  
01923 776611

Information provided by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk))

### SERVICE CHARGE

A service charge is payable towards the upkeep of common areas on the estate which is currently £1,697.15 per annum.

### VAT

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

### EPC

The Energy Performance Asset Rating is to be assessed. 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](mailto:pbc@stimpsons.co.uk)**

**STIMPSONS**  
**Suite 1A Building 6**  
**Hatters Lane**  
**Watford**  
**WD18 8YH**

The full range of our instructions is available on our website [www.stimpsons.co.uk](http://www.stimpsons.co.uk)

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