

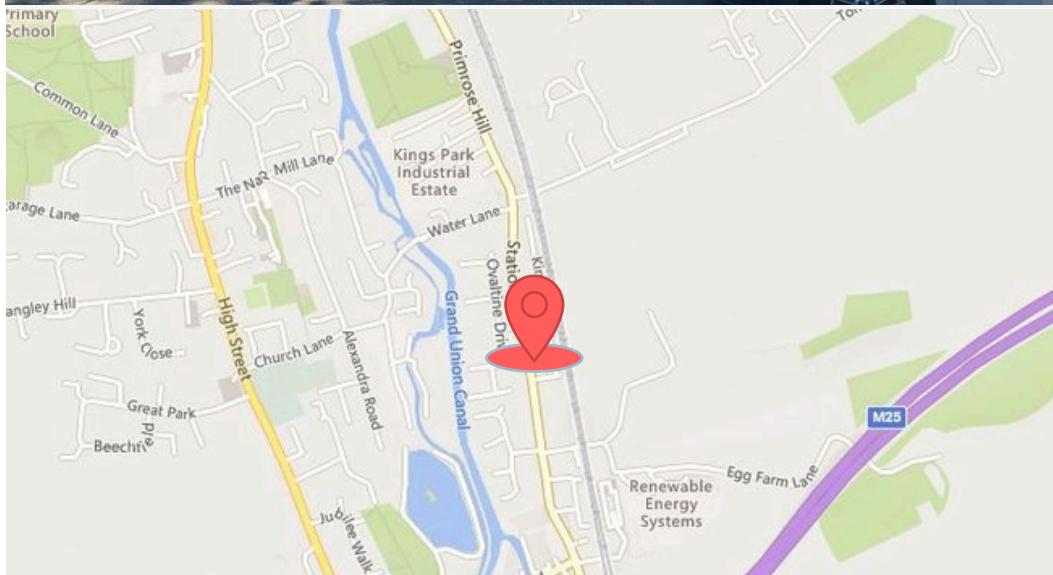
11 Kingley Park |  
Station Road |  
Kings Langley | WD4 8GW

Modern Factory Warehouse |  
1,705 Sq.ft | To Let



### Key features

- 6m Eaves
- Full height sectional loading door
- Clear span space
- 6 parking spaces



# 11 Kingley Park | Station Road | Kings Langley | WD4 8GW

## Description

The Property forms part of Kingley Park, a modern development of 11 single storey buildings with Unit 11 forming part of a terrace of 4 similar buildings. It is of portal frame construction with elevations clad to full height in insulated profiled steel cladding and is arranged entirely in clear space with loading via a sectional loading door. Externally there is marked parking for 6 vehicles, with the position of the unit at the end of the terrace affording it the ability to park more vehicles if required.

## Location

Kings Langley is situated in South West Hertfordshire spanning the Dacorum and Three Rivers boroughs. The town benefits from excellent road communications with the M25 (Junction 20) less than one mile to the South of the property. This junction also connects with the A41 trunk road, with the M1 only approximately 2.5 miles to the East.

Kingley Park occupies an elevated and prominent position fronting Station Road a short walk from Kings Langley Station, from where connections are available to Watford Junction and Euston to the south and north to Milton Keynes.

## Tenure

The unit is offered to let on a new lease for a length of term by negotiation.

## Rent

£35,000 per annum exclusive.

## Accommodation

Ground floor warehouse | 1,705 Sq.ft | 158.4 Sq.m

This floor area is approximate and has been calculated on a gross internal basis.

## Rates

The VOA website shows an entry in the 2023 Rating List of £22,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2024, refer to the Local Rating Authority, St Albans City and District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

An EPC has been commissioned and is awaited.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices, rents etc are quoted exclusive of VAT, if applicable.

## For viewings contact

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