



AITCHISON RAFFETY

- Excellent parking for 11 cars (1 space per 202 sq ft)
- Roller shutter door
- 3 phase power
- Eaves height 6.4m rising to 7.33m at the apex
- NO MOTOR TRADE USE

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Unit 19, Kings Park Industrial Estate, Primrose Hill, Kings Langley WD4 8ST

Warehouse/Light Industrial Unit with Excellent Parking

Approx. 2,228 Sq Ft (206.98 Sq M)

To Let

Unit 19, Kings Park Industrial Estate, Primrose Hill, Kings Langley, Hertfordshire, WD4 8ST



Description

The unit provides a modern terraced, full height warehouse / light industrial unit. There is a single WC. The unit benefits from 11 parking spaces, 3-phase power and 6.4m eaves height.

Location

Situated within a modern estate on the edge of Kings Langley and being well located for national road and rail links

Kings Langley train station 0.8 Miles
M25 J20 1.3 Miles
M25 (Junction 21a) 4.1 Miles
Watford 5.1 Miles

Floor Area

Ground Floor	2,228 Sq Ft	206.98 Sq M
Total	2,228 Sq Ft	206.98 Sq M

Terms

£41,250 per annum excluding VAT

Terms

The premises are available by way of a new effectively FRI lease to be excluded from the security of tenure of the Landlord & Tenant Act 1954 for a term of 6 years with a 3 year rent review.

Business Rates

Rateable value £29,750. Rates Payable 2025-26 £14,845.25

VAT

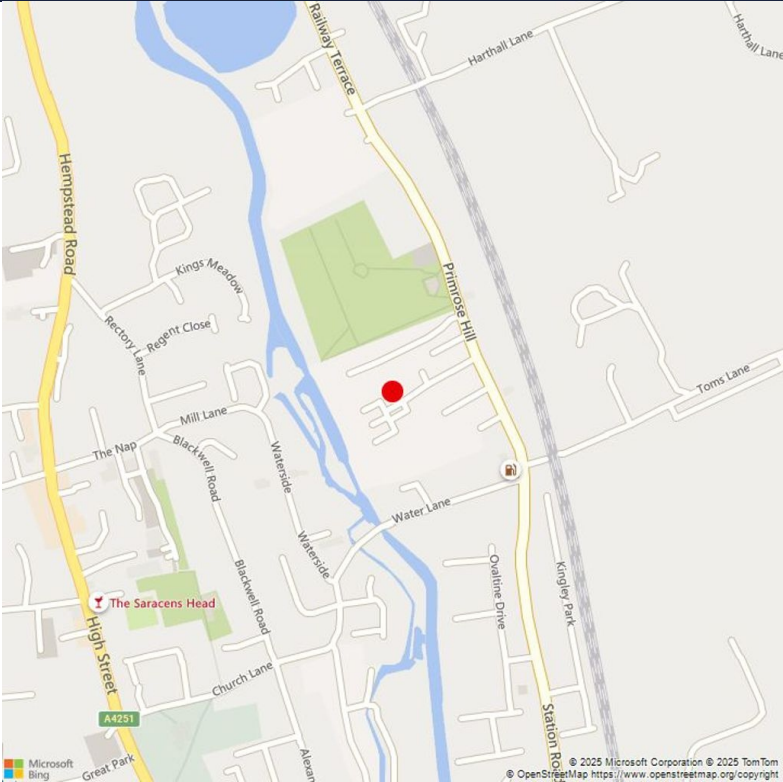
This property is subject to VAT.

Energy Performance Rating

Awaiting EPC

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agents
Aitchison Raffety - Ian Archer
01923 210733 -
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**AITCHISON
RAFFETY**

www.argroup.co.uk



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