

TO LET
INDUSTRIAL



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

- 2,238 sq.ft unit with 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

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



DESCRIPTION

The unit provides a refurbished 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.

ACCOMMODATION

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.

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

RATEABLE VALUE

Rateable value £36,250. Rates payable approx £15,660 for 2026-27



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC rating 54 - Band C

QUOTING RENT

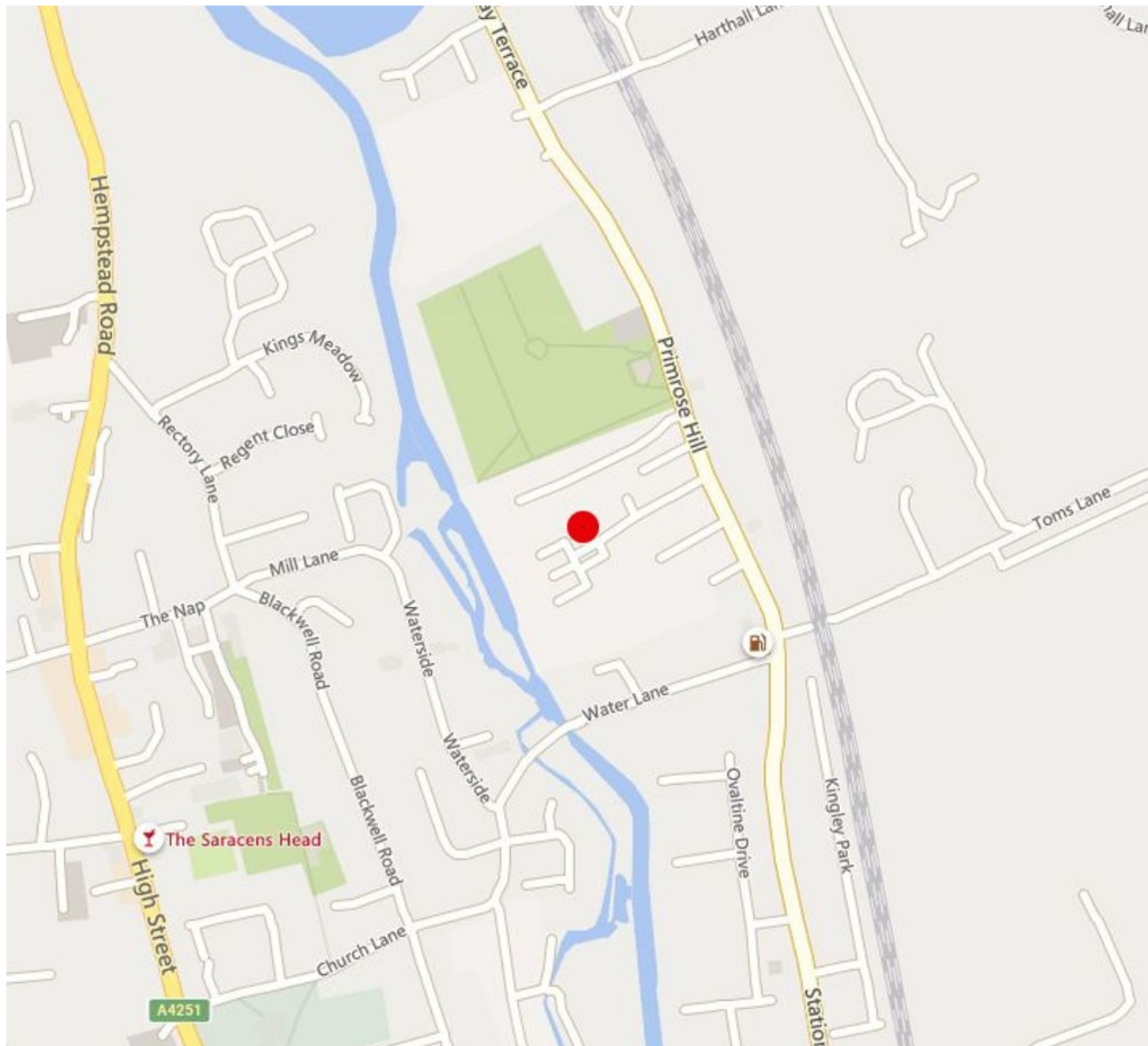
£41,250 Per Annum

TENURE

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.

LEGAL COSTS

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



To arrange a viewing please contact:



IAN ARCHER

Director

ian.archer@g-s.co.uk

01442 220801



CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220800

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: 08-May-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.