

**10 LANGLEY WHARF, RAILWAY TERRACE,
KINGS LANGLEY, WD4 8JE**



FOR SALE - £800,000 per annum
TO LET - £ 55,000 per annum

Industrial Unit
5,489 SQ FT (509 M²)

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|---|---|
| <ul style="list-style-type: none">■ Two storey offices to front■ 4.9m eaves height■ 2 roller shutters | <ul style="list-style-type: none">■ 6 parking spaces■ Within 1.2 miles of M25■ No VAT payable on rent or sale price |
|---|---|

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LOCATION

Langley Wharf is located within 2.1 miles of the A41 and M25 (Junction 20).
Kings Langley Station is within 1.5 miles and provides regular services to London Euston, Watford and Milton Keynes.

DESCRIPTION

An industrial building incorporating two-storey offices to the front with side and rear loading, benefiting from:

- 2 roller shutter loading doors (one to rear and one to side of Unit 10)
- 4.9m minimum eaves
- 6 parking spaces

The industrial area benefits from gas fired, ducted warm air heating and a three phase power supply.

ACCOMMODATION

Ground Floor:	4,184 sq ft	388.7 m ²
First Floor:	<u>1,305 sq ft</u>	<u>121.2 m²</u>
Total Area:	5,489 sq ft	509.9 m ²

(approximate gross internal areas)

LEASE TERMS

The unit is available on a full repairing and insuring lease for a term to be agreed at a rent of £55,000 per annum exclusive.

SALE PRICE

The freehold is available with full vacant possession for the sum of £800,000.

RATES

Rateable value: £46,000
Rates payable: £22,080 per annum (2018/19)

SERVICE CHARGE

A service charge is payable towards maintenance of common areas of the estate.

VAT

VAT is not currently payable on the rent or sale price.

EPC

The Energy Performance Asset Rating is E118. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via sole agents:

PHILIP COOK
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The full range of our instructions is available on our website

www.stimpsons.co.uk

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