

OFFICE / BUSINESS UNITS TO LET / MAY SELL

1,870 – 14,719 sq ft (173.72 – 1,367.4 sq m)



The Courtyard
77 – 79 Marlowes
Hemel Hempstead
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SHANNON HOUSE, STATION ROAD, KINGS LANGLEY WD4 8SE

KEY FEATURES

- Easy walking distance to station
- Less than 1 mile from Junction 20 of M25
- Range of unit sizes available
- Storage areas with loading doors
- Opposite prestigious business park
- 50 on site parking spaces

ACCOMMODATION

	sq ft	sq m
Unit 1 (GIA)	2,769	257.24
Unit 2 (GIA)	1,870	173.72
Unit 3 (NIA)	2,766	256.96
Unit 4 (NIA)	2,106	195.65
Unit 5 (NIA)	5,208	483.82
Total	14,719	1,367.4

Please see attached Availability Schedule.

DESCRIPTION

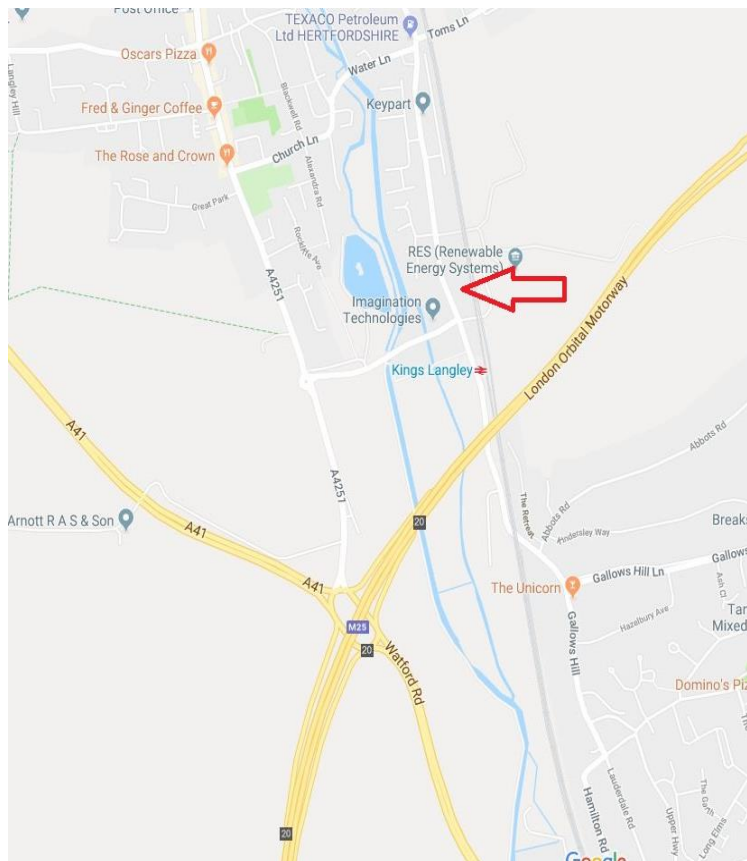
Shannon House is a prominent four storey building constructed in the 1980's which divides into five self-contained office or business units.

There are two, two storey business units which offer varying degrees of storage and offices and three office suites on upper floors. The building has, until recently, been in a single occupancy and could be occupied as such.

VIEWING | Strictly by appointment through this office with:

Trevor Church
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LOCATION

Shannon House is situated in a prominent position on Station Road, Kings Langley close to its junction with Home Park Mill link road and within a short walk of Kings Langley railway station. The building overlooks the prestigious recently built office campus occupied by Imagination Technology.

Junction 20 of the M25 is approximately 1 mile away offering immediate access to the national motorway network.

Kings Langley is an attractive large village located 3 miles equidistant between Watford and Hemel Hempstead.

Kings Langley station offers a fast and frequent service into London (Euston 25 mins approximately) and north to Milton Keynes.

TENURE

The property is available to let as a whole or in suites on terms to be agreed.

Consideration may be given to selling the property as a whole or in suites.

RENT/PRICE

See Availability Schedule attached. All rents are plus VAT (if applicable).

Offers are invited for the freehold/long leasehold interests.

RATES

The building is currently assessed as a whole.

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £137,000.

For rates payable for year to 31st March 2020 please refer to the Local Charging Authority (Three Rivers District Council - 01923 776611).

EPC RATING

An EPC has been commissioned and is awaited.

April 2019 / HH000812

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AVAILABILITY SCHEDULE

Shannon House Kings Langley

Unit	Description	Size	Rent per annum	Car Parking
1	Ground & first floor business unit with loading access	2,769sq.ft / 257.28sq.m GIA	£34,000	6
2	Mid-terrace ground and small first floor business unit with loading access	1,870sq.ft / 173.72sq.m GIA	£23,000	4
3	First floor offices	2,766sq.ft / 256.96sq.m NIA	£45,000	11
4	Second & third floor offices	2,106sq.ft / 195.65sq.m NIA	£34,000	8
5	Second & third floor offices	5,208sq.ft / 483.82sq.m NIA	£78,000	21
	Total	14,719sq.ft / 1367.4sq.m		50

For further information, please contact:-

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