

PROMINENT OFFICE BUILDING

FOR SALE / TO LET

1,755 sq ft | (163 sq m)

**brasier
freeth.**

CHARTERED SURVEYORS

The Courtyard
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HEMPSTEAD HOUSE, 1 HEMPSTEAD ROAD, KINGS LANGLEY WD4 8BJ

KEY FEATURES

- Attractive Period building
- Exceptional parking (approx 10 spaces)
- Prominent position
- Convenient for shops and restaurants
- 1 mile from M25 (Junction 20)
- Useful mix of private and open plan offices
- Centrally heated

ACCOMMODATION

	sq ft	sq m
Ground Floor Office	955	88.8
First Floor Office	800	74.3
Total	1,755	163.1
Storage Basement	203	18.9

DESCRIPTION

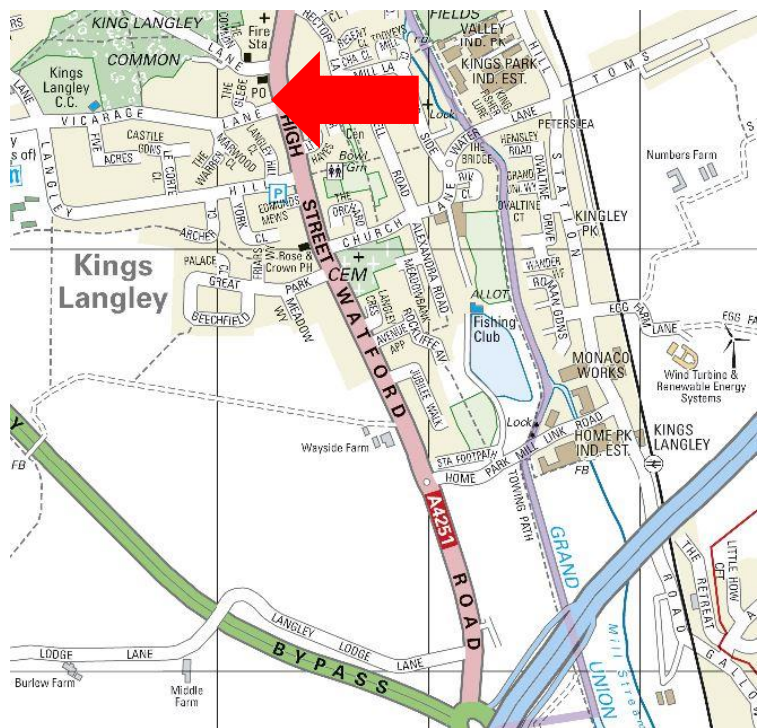
The property comprises a two storey Period office building providing a useful range of private and larger open plan areas. The offices are carpeted and are provided with gas fired central heating.

Generous car parking areas are provided to the front and side.

VIEWING | Strictly by appointment through this office with:

Trevor Church
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LOCATION

Hempstead House occupies a prominent and convenient position at the junction of Vicarage Lane and the High Street (A4251).

Kings Langley, an expanded village with a useful range of local shops, restaurants and hotel, is located 3 miles equidistant between Watford and Hemel Hempstead and only 1 mile or so from Junction 20 of the M25.

Kings Langley railway station is approximately 1 mile away from where there is a fast and frequent service into London Euston with a journey time of approximately 25 minutes.

TENURE

The property is available for sale freehold with vacant possession.

Alternatively, it is available to let on a new full repairing and insuring lease for a term to be agreed.

PRICE / RENT

Offers are invited in the region of £495,000 or to let at £35,000 per annum.

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £24,250.

For rates payable for year to 31st March 2018, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Energy Rating: 84 / Grade: D

February 2018 / HH000170

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