

**1 HEMPSTEAD ROAD  
KINGS LANGLEY, HERTS, WD4 8BJ**



**TO LET - £38,000 per annum**

**Character Offices with Parking**  
1,941 SQ FT (180 M<sup>2</sup>)

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>■ 7/8 parking spaces</li><li>■ Comfort cooling to part</li><li>■ Gas central heating</li><li>■ Basement</li></ul> | <ul style="list-style-type: none"><li>■ Suitable for a range of uses (subject to planning)</li><li>■ Fully cabled</li><li>■ 1.2 miles from M25</li></ul> |
|---|--|

# 1 HEMPSTEAD ROAD

## KINGS LANGLEY, HERTS, WD4 8BJ

### LOCATION

In a High Street location, the property is conveniently located on Hempstead Road (A4251) in the heart of Kings Langley village close to a range of shops, restaurants and cafes. Kings Langley mainline station (Euston from 27 minutes) is approximately 1 mile (20 minutes walk).

The property is situated approximately 1.2 miles from Junction 20 of the M25 and benefits from excellent access to the national motorway network and the A41 corridor.

### DESCRIPTION

A bright and spacious prominent semi-detached 2-storey office building comprising a range of individual rooms, kitchen, WCs and basement.

### ACCOMMODATION

Ground floor offices	1,079 sq ft	100.3 m <sup>2</sup>
First floor offices	862 sq ft	80.1 m <sup>2</sup>
<b>Total</b>	<b>1,941 sq ft</b>	<b>180.4 m<sup>2</sup></b>
Basement	151 sq ft	14.0 m <sup>2</sup>

(approximate IPMS3 floor areas)

### TERMS

A new full repairing and insuring lease for a term to be agreed.

### RENT

£38,000 per annum

### RATES

Rateable value: £24,250  
Rates payable: £11,640 per annum (2018/19)

For further information on rates payable please contact Dacorum Council on 01442 228000.

### VAT

The property is not currently VAT registered.

### EPC

The Energy Performance Asset Rating is D84. A copy of the full Energy Performance Certificate is available upon request.

### VIEWING

Strictly by appointment via sole agents:

**PAUL FELTON**  
**01923 604024**  
**pmf@stimpsons.co.uk**

**STIMPSONS**  
**30 The Avenue**  
**Watford**  
**WD17 4AE**

The full range of our instructions is available on our website

**[www.stimpsons.co.uk](http://www.stimpsons.co.uk)**

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