FOR SALE/TO LET

Jaggard Macland

UNIT 4-5
STATION ROAD
KINGS
LANGLEY
WD4 8LQ

WELL EQUIPPED JOINERY WORKSHOP WITH STORES/ OFFICES ABOVE

- Available to-let or for sale
- Air conditioning
- 10 parking spaces

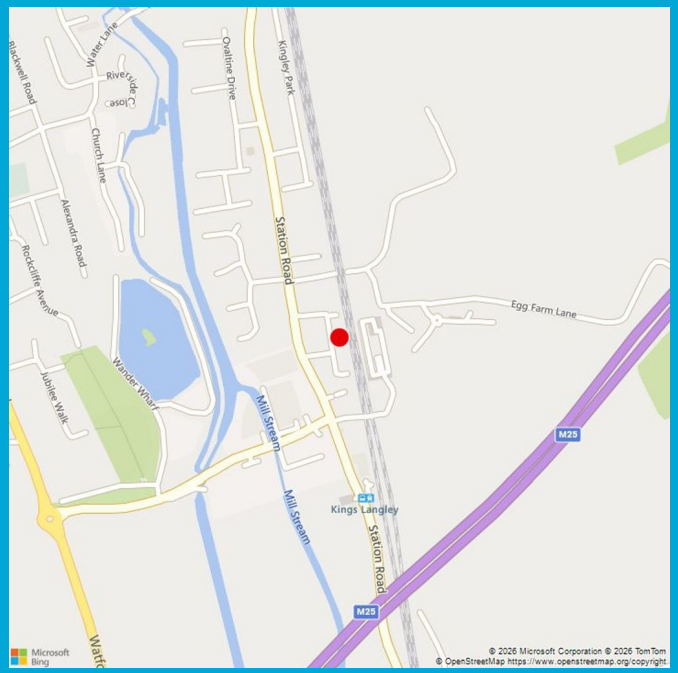
LOCATION

Kings Langley is a village in Hertfordshire located about 20-21 miles northwest of central London.

Kings Langley railway station provides regular services to London Euston (typically under half an hour), making it popular with commuters. The village has good road connections being close to the M25, M1 and the A41, allowing easy access to London and the wider region.

DESCRIPTION

The property comprises a mid-terraced mixed-use building which is part of an industrial/ business estate to the east of Station Road.



ACCOMMODATION

Units 4 & 5 have been adapted to offer a well equipped and functioning joinery workshop on the ground floor with industrial stores and offices to the first floor.

We understand the property offers the following accommodation:

Ground floor 364.6 sq.m
First floor 207.1 sq.m.
Total 571.7 sq.m (6,153 sq.ft)

The eves height varies on the ground floor but extends to in excess of 7 metres in places.

There are two stair cases offering access to the first floor. The ground floor benefits from W.C's and a shower. There are also W.C.'s located on the first floor. The property has air-conditioning and 3-phase power supply.

Within the estate we have been advised that the property also benefits from 10 parking spaces.

TERMS

Available to let or for sale. Asking Rent £85,000.
Freehold price on application.
The property has been elected for VAT.

LEGAL COSTS

Each party to bear their own costs in any transaction.

EPC

Available on request. Rating 41 B - Expires 9 March 2036

VIEWINGS

Greg Rowland Or Zac Murdoch
01494 677755
info@jaggardmacland.co.uk

Important Notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract.