Concept House

KINGS LANGLEY WD4 8UD

2ND FLOOR FITTED SUITE
3,100 SQ FT (288 SQ M)



DESCRIPTION

Concept House is a highly specified office building, set within an attractively landscaped environment and in a location that's convenient for both employees and visitors. The building offers a large, light and bright reception area, with modern office space laid out in an open plan configuration benefiting from excellent natural light throughout.

Tenants have access to modern ground floor shower and changing facilities, as well as a hot food ordering service operated by the first-floor tenants (subject to agreement and availability).

Suite 2, located on the second floor, is available for immediate occupation. The suite can be provided fully fitted, with data connections already installed, offering a turnkey solution for occupiers seeking high-quality space ready to use from day one.

SPECIFICATION

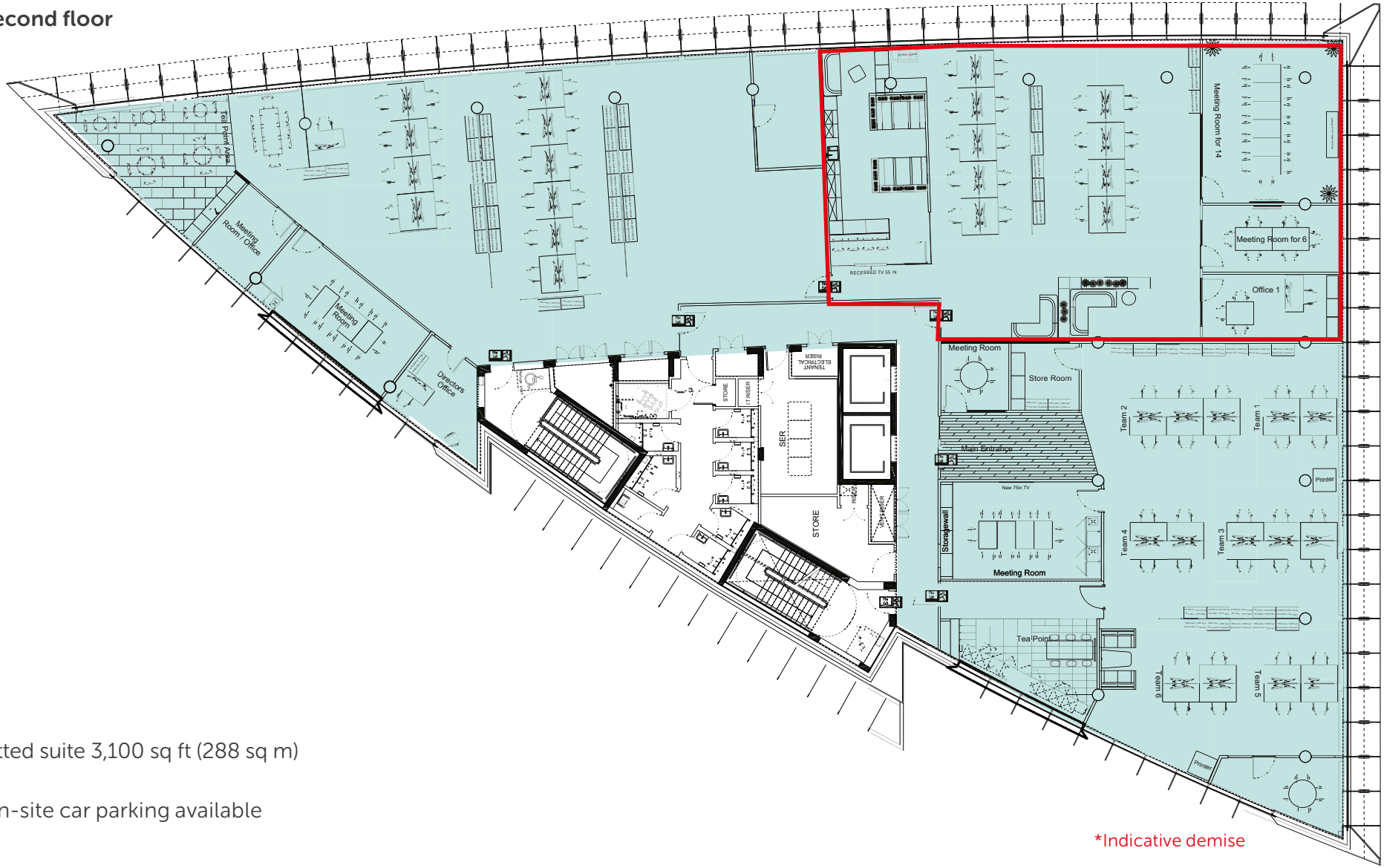
- High grade open plan
- On-site building and security monitoring
- Air conditioning
- LED recessed lighting
- Metal tile suspended ceiling
- Excellent data and connectivity provisions
- Fully accessible raised floor
- Male, female and disabled WCs
- Shower and changing facilities
- Allocated parking onsite (offsite parking available)





FLOOR PLAN

Second floor



Fitted suite 3,100 sq ft (288 sq m)

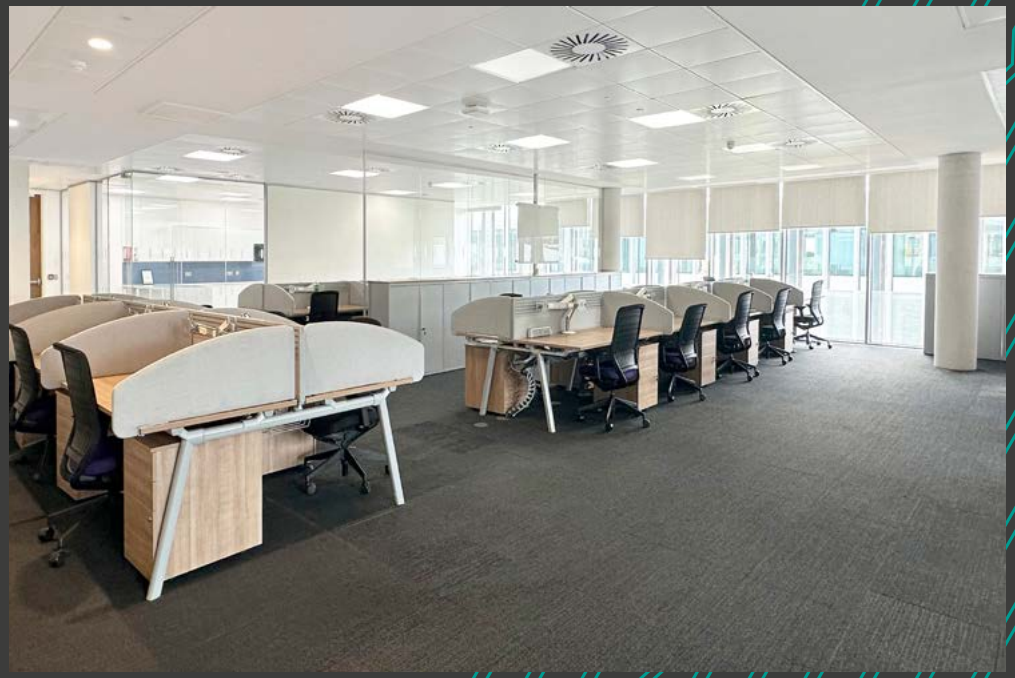
On-site car parking available

*Indicative demise



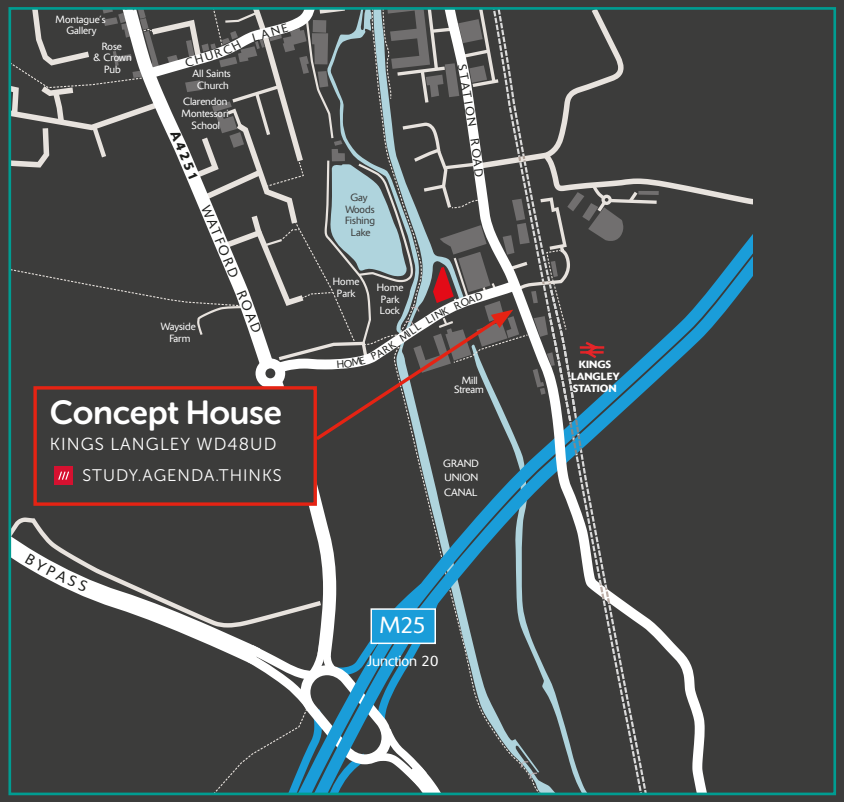







Kings Langley
Station car park
Imagination
Grand
Union
Canal
MUNNELLY
GROUP
Taylor
Wimpey
Concept
House
Sir Robert
McALPINE
Kings Langley Station
0.2 miles
M25
(2 minutes)





LOCATION

The property is located on Home Park Industrial Estate off Station Road in Kings Langley which is within 25 miles of the North West of London. Watford is only four miles away and Hemel Hempstead within three miles.

Junction 20 of the M25 motorway is within 0.5 miles and Junction 8 of the M1 is within five miles. Kings Langley railway station is a two-minute walk from the property and gives fast regular access to London Euston.

Village pubs, such as The Rose & Crown and The Unicorn, serve excellent food and drink, as do the local restaurants and cafés, Oscars Pizza Co, Dalling and Co, and Fred and Ginger Coffee.

The peaceful surroundings provide excellent opportunities for waterside walks, cycle rides and boat trips.

Kings Langley High Street is a short walk away from the property and there is a range of places to stay including a Premier Inn.

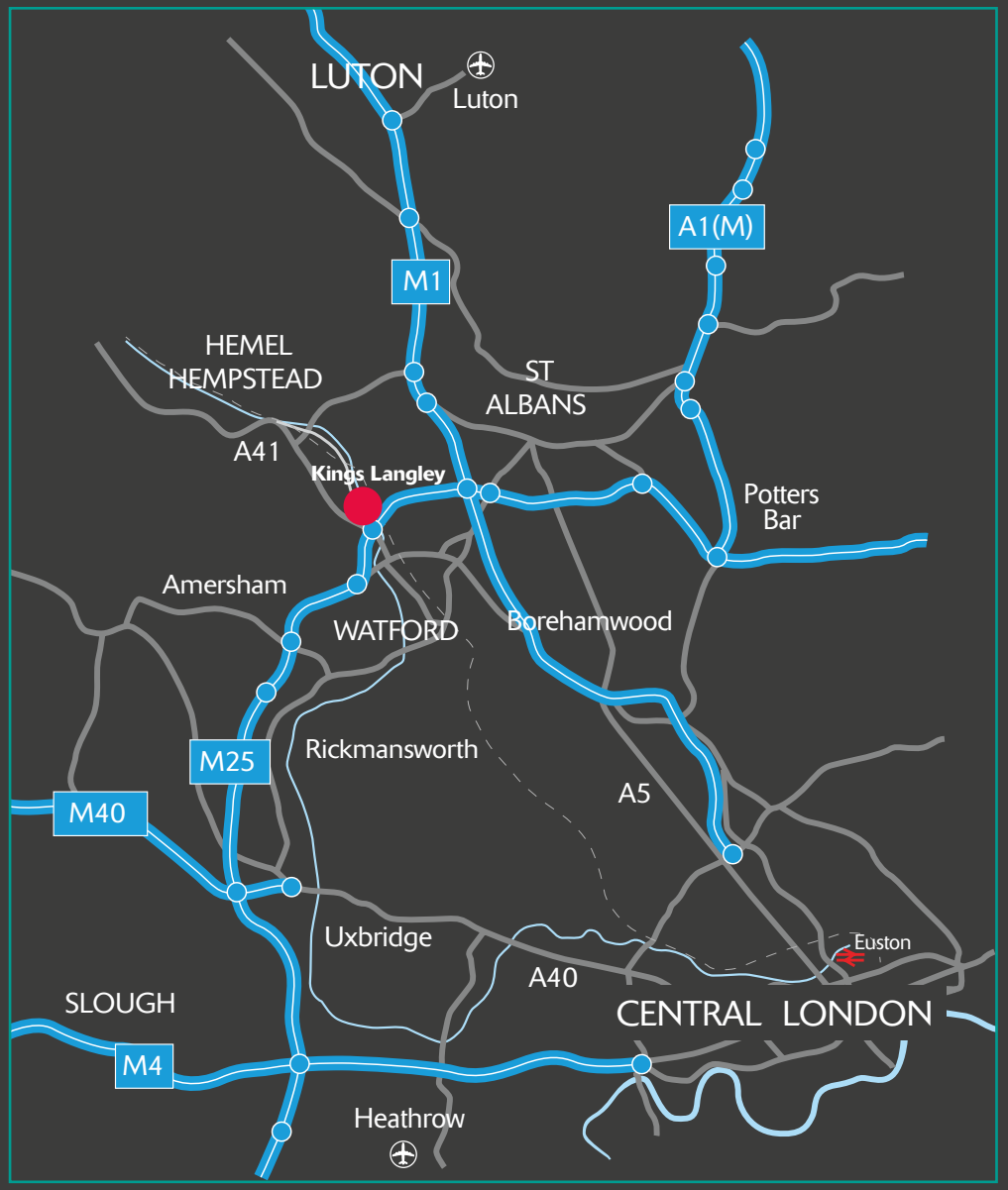
COMMUNICATIONS

BY ROAD

Watford	5 miles
St Albans	8 miles
Hemel Hempstead	4 miles
Central London	26 miles
Heathrow Airport	20 miles
Stanstead Airport	40 miles
Gatwick Airport	56 miles

BY RAIL

Watford Junction	4 mins
Hemel Hempstead	6 mins
Wembley Central	18 mins
London Euston	23 mins
Tottenham Court Road (via London Euston)	36 mins
Milton Keynes Central	39 mins



VIEWING AND FURTHER INFORMATION

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