BEDMOND SPORTS PAVILION
TOMS LANE
KINGS LANGLEY

WD5 0RB

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Community Space - to Let - 1,944 Sq.ft

SPORTS PAVILION KINGS LANGLEY

WD5 0RB

Community Space

TO LET

KEY DETAILS

- Community space
- Kitchen facilities
- Independent WC / toilets
- Access to public car park
- Public open space setting
- Access to adjacent changing rooms upon request
- Flexible layout
- Access to playfields upon request

AMENITIES

Community Space	Flexible Layout	Modern Lighting	Kitchen
3 WC's	Access to Changing Rooms	Car Parking	Public Open Space

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	180.60	1944

This floor area is approximate and has been calculated on a gross internal basis.

DESCRIPTION

Bedmond Pavilion is a versatile and well-presented community facility, offering a bright main reception area / activity space available to rent with a combination of open plan areas suitable for classes, groups and community sessions. The accommodation includes ancillary rooms that lend themselves for meeting uses and storage, together with a fitted kitchen facility to support day to day catering needs.

The interior is generally finished well with modern lighting and a mix of timber effect flooring and carpeted areas, creating a practical layout for a variety of occupiers. The pavilion is available for exclusive occupation. The adjacent changing rooms and sports fields can be available upon request.

The adjacent car park is available to the public and spaces will not be allocated under the terms of the lease.

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LOCATION

Bedmond Pavilion is located in the village of Bedmond, close to Kings Langley and Abbots Langley. The surrounding area is predominantly residential and open green space, with Kings Langley, Abbots Langley and Watford town centre within convenient driving distance.

The M25 (Junction 20) is close by, providing onward connections to the A41 and the wider motorway network, including the M1 via the M25. Whilst the location benefits from good road connectivity to the wider area, public transport links are relatively limited. The nearest mainline rail services are accessed via Kings Langley Station (2 miles), with additional services available from Watford Junction.

AREA

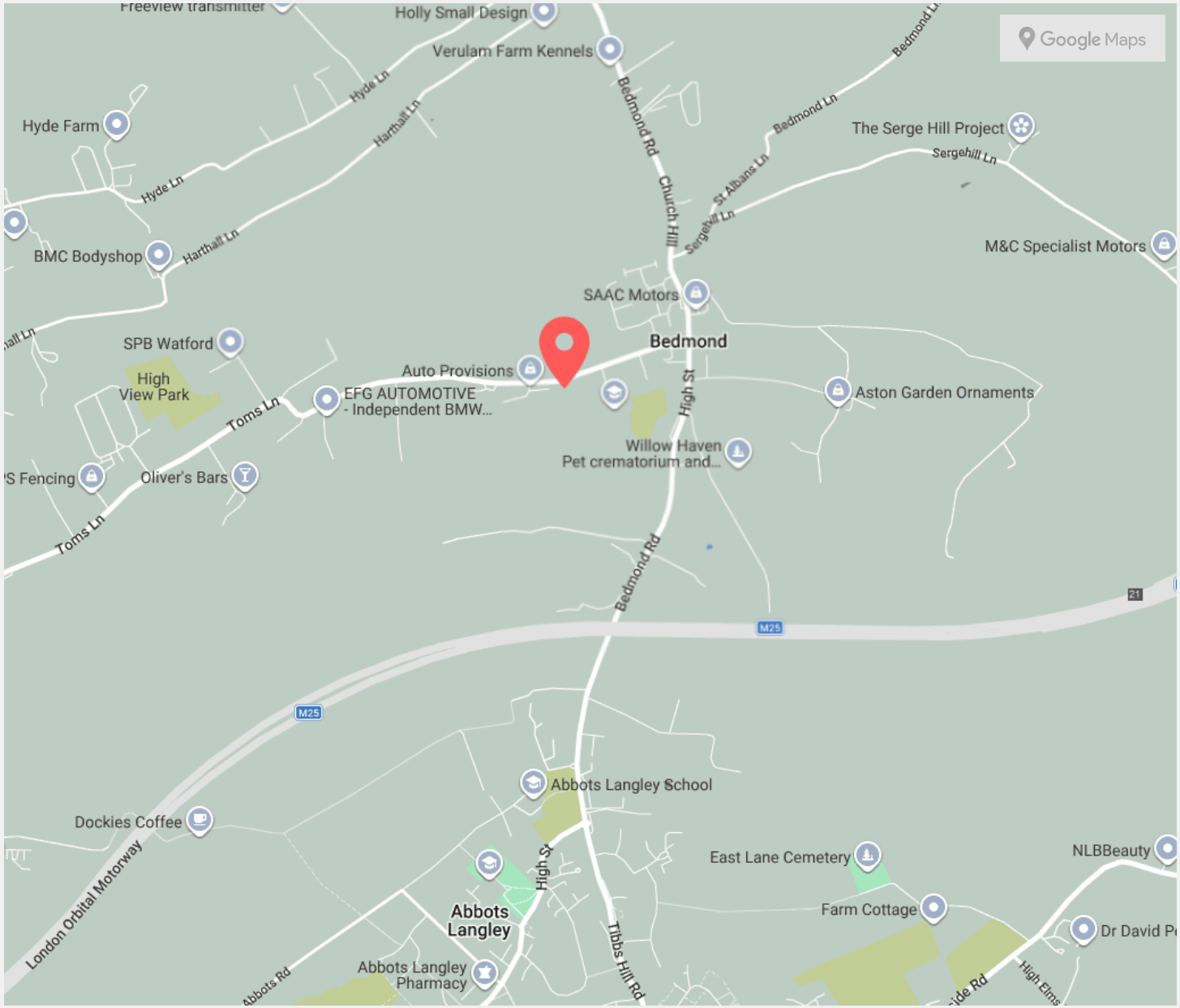
- Open playing fields
- Surrounding area is predominantly residential

TRANSPORT

M25 (Junction 20) - 2.6 miles

Kings Langley Station - 2 miles

Bedmond High Street Bus Stop - 0.3 miles



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TENURE

The pavilion is available on a new lease for a term to be agreed.

RENT

Rent on application.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £3,350. For rates payable please refer to the Local Rating Authority, Three Rivers District Council - 01923 776611.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of B 41. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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