



**AITCHISON  
RAFFETY**



- To Let/ May Sell
- Mostly Open Plan
- Parking for six cars
- Good natural light
- Carpeted throughout
- Would suit a number of uses
- Within 1.5 miles of M25 (J20)
- Available immediately

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Unit 7, Abbots Business Park, Primrose Hill, Kings Langley, Herts, WD4 8FR

Modern Self Contained Office Building

Approx. 1,655 Sq Ft (153.75 Sq M)

**For Sale/  
To Let**

# Unit 7, Abbots Business Park, Primrose Hill, Kings Langley, Hertfordshire, WD4 8FR



## Description

Ground and first floor office accommodation located on a busy business park.

The ground floor provides a mostly open plan accommodation currently set up as a large meeting room with a private office area to the rear, Kitchenette and W/c. The offices are carpeted throughout with double glazed windows and LED lighting on the ground floor. The first floor is all open plan accommodation with a further W/c. The unit further benefits from six parking bays.

## Location

Located on Abbots Business Park, a busy business estate comprising of 21 units.

The property is well located by both road and rail being within 1.5 miles of the M25 (Junction 20). Kings Langley railway station is under a mile away providing regular services to London (Euston) in as little as 23 mins.

## Floor Area

Ground Floor	820.5 Sq Ft	76.22 Sq M
First Floor	834.9 Sq Ft	77.56 Sq M
<b>Total</b>	<b>1,655 Sq Ft</b>	<b>153.75 Sq M</b>

## Price/Rent

On application/£21.00 per sq ft

## Terms

Available on a new lease by negotiation or alternatively our clients may sell their freehold interest.

## Business Rates

From verbal enquires, we understand the current rateable value is £35,250. The rates payable are £17,589.75 for 2024 - 25.

## VAT

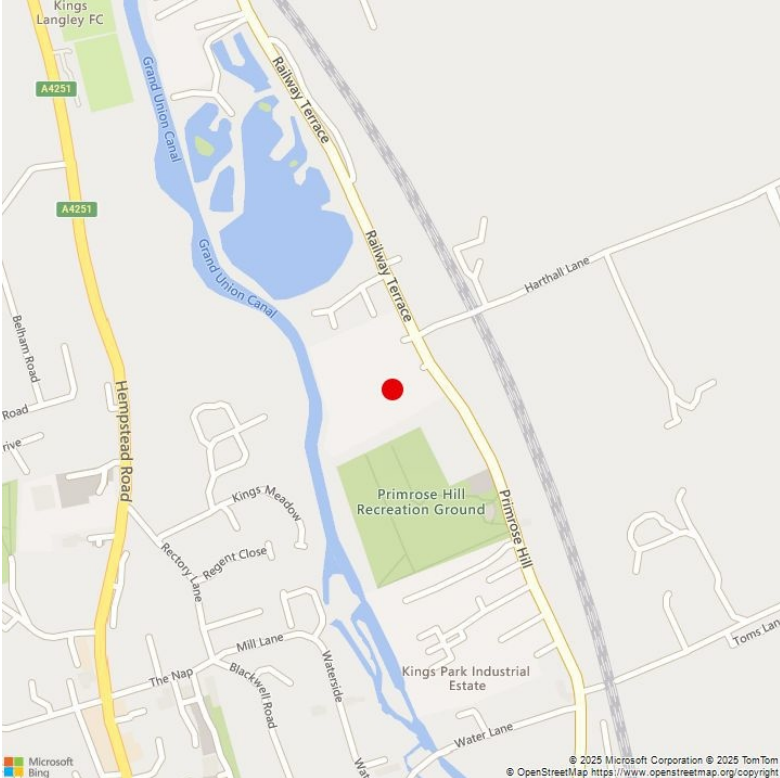
This property is subject to VAT.

## Energy Performance Rating

Awaiting EPC

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewings

By appointment only with sole agents Aitchison Raffety Connor Harrington 01923 210 733  
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www.argroup.co.uk



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