



**AITCHISON
RAFFETY**



- Excellent parking for 11 cars
- Available immediately
- Roller shutter door
- 3 phase power
- Eaves height 6.4m rising to 7.33m at the apex
- Excellent large vehicle access
- NO MOTOR TRADE USE

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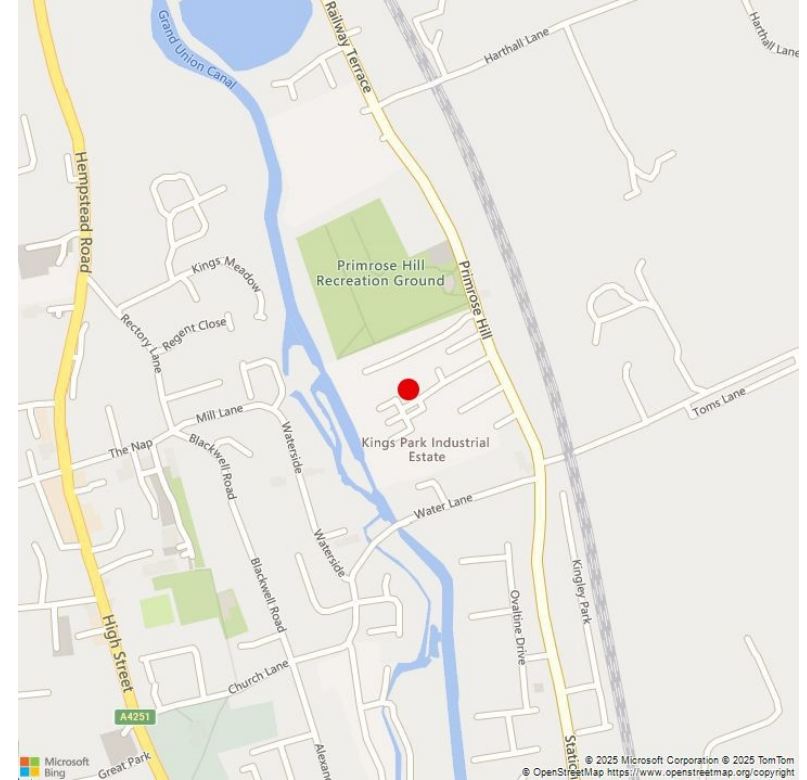
Unit 13, Kings Park Industrial Estate, Primrose Hill, Kings Langley WD4 8ST

Warehouse/Light Industrial Unit with Excellent Parking

Approx. 2,209 Sq Ft (205.22 Sq M)

To Let

Unit 13, Kings Park Industrial Estate, Primrose Hill, Kings Langley, Hertfordshire, WD4 8ST



Description

The unit provides a modern terraced, full height warehouse / light industrial unit. There is a single WC. The unit benefits from 12 parking spaces, 3-phase power and 6.4m eaves height.

Location

Situated within a modern estate on the edge of Kings Langley and being well located for national road and rail links

Kings Langley train station 0.8 Miles
 M25 J20 1.3 Miles
 M25 (Junction 21a) 4.1 Miles
 Watford 5.1 Miles

Floor Area

Ground Floor	2,209 Sq Ft	205.22 Sq M
Total	2,209 Sq Ft	205.22 Sq M

Rent

£41,000 per annum exclusive

Terms

The premises are available by way of a new effectively FRI lease to be excluded from the security of tenure of the Landlord & Tenant Act 1954 for a term of 6 years with a 3 year rent review.

Business Rates

RV £33,000. Rates payable approximately £16,467 for 2025-2026

VAT

This property is subject to VAT.

Energy Performance Rating

Energy Rating - Band D

Legal Costs

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

Viewings

Strictly by appointment via the sole agents
 Aitchison Raffety - Ian Archer
 01923 210733 - ian.archer@argroup.co.uk or
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