



Character Offices To Let Close to M25

The Old School House

Bridge Road, Kings Langley, WD4 8RQ

Office

TO LET

2,412 to 3,202 sq ft

(224.08 to 297.48 sq m)

- Easy access from Junctions 19 & 20 of the M25
- Grade 2 listed building
- 16 parking spaces
- Central heating
- Comfort cooling to part
- Fast broadband available

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Summary

Available Size	2,412 to 3,202 sq ft
Rent	£25.00 per sq ft
Rates Payable	£6.27 per sq ft Based on 2023 rateable value. Rates payable 2024/25
Rateable Value	£53,500
Service Charge	A service charge is payable for maintenance of common areas and shared services/utilities
VAT	Not applicable
EPC Rating	E (117)

Description

The available accommodation comprises a self-contained building of 3,202 sq ft which can be split to offer from 2,412 sq ft.

Location

The Old School House is located at the junction of Bridge Road and the A41 which links to Junction 19 and 20 of the M25 (both within 0.5 miles).

Kings Langley Station (approximately 1.1 mile), provides rail services to London Euston (from 23 minutes), Birmingham and the North West.

There are regular busses from Watford to Hemel Hempstead that stop close to the property

Viewings

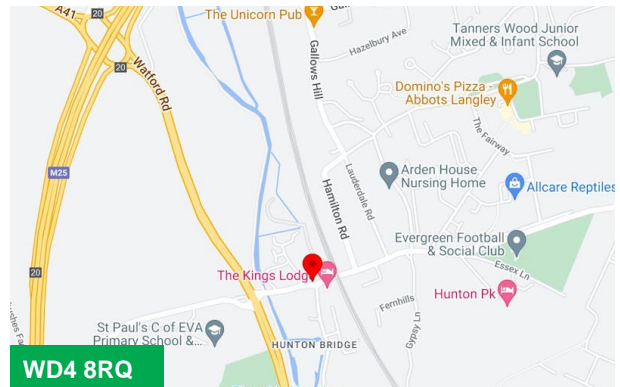
Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

Terms

A new full repairing and insuring lease for a term to be agreed

VAT

The property is not VAT registered



Viewing & Further Information

Paul Felton

01923 604024 | 07802 861528

paul.felton@stimpsons.co.uk

Philip Cook

01923 604 026 | 07801 098097

philip.cook@stimpsons.co.uk

Brasier Freeth LLP (Joint Agent)

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH