



LAND AND BUILDING
**ADJACENT TO KINGS
LANGLEY STATION**

KINGS LANGLEY WD4 8LE /// limit.stone.jumps

TO LET
**2,710 SQ FT INDUSTRIAL
UNIT WITH A 9,610 SQ FT
PRIVATE YARD**

SPACE TO THRIVE @

LAND AND BUILDING **ADJACENT TO KINGS LANGLEY STATION**

A NEWLY REFURBISHED SECURED
INDUSTRIAL OR STORAGE UNIT IN
THE HEART OF KINGS LANGLEY.

The unit is 2,710 sq ft and benefits from concrete flooring, 3-phase power, and a WC. The site also has its own secured private land, measuring c. 9,610 sq ft.



LOCATION

THE SITE IS LOCATED IN KINGS LANGLEY, HERTFORDSHIRE, IN AN EASILY ACCESSIBLE LOCATION NEXT TO THE RAILWAY STATION.

You can reach London Euston in less than 30 minutes from Kings Langley Station, and direct links to the M25 further enhances connectivity to the surrounding areas and neighbouring major cities, including Slough, Luton and Oxford.

TRAVEL TIMES

Kings Langley
Railway Station

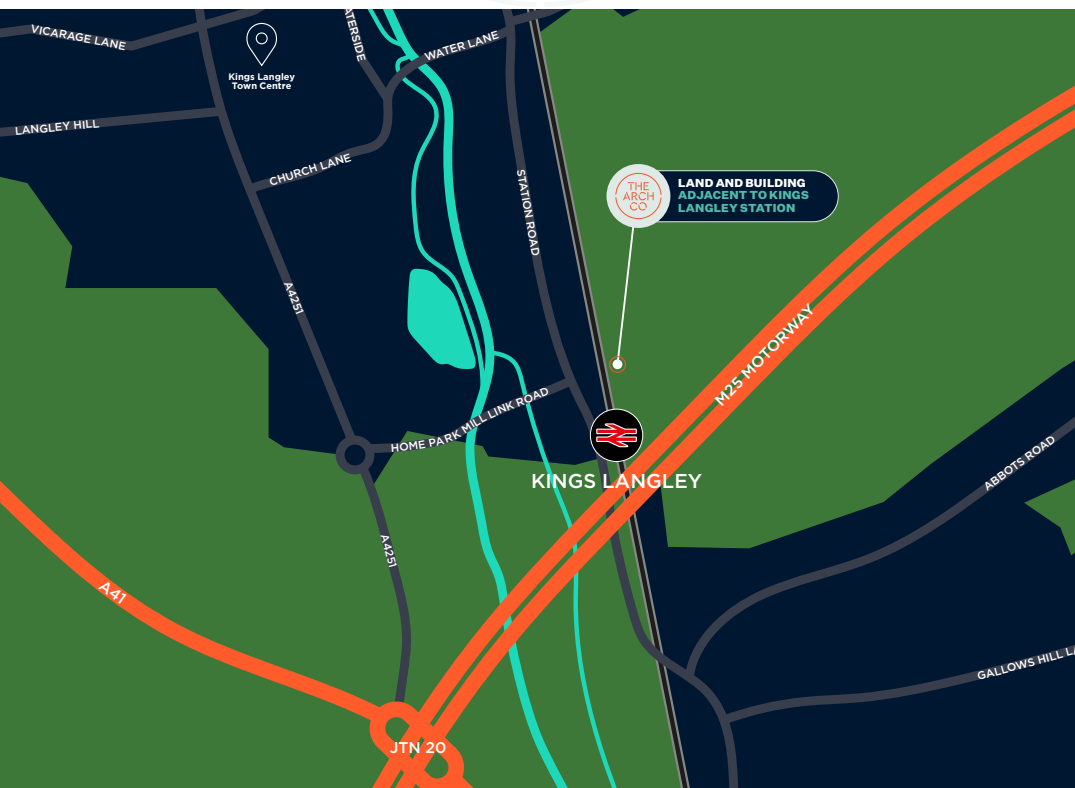


4 mins

Kings Langley



5 mins





ACCOMMODATION

UNIT	SQ FT	RENT PA
INTERNAL	2,710	£54,960
EXTERNAL	9,610	



SPECIFICATION



24/7
access



3-phase
power supply



LED
lighting



Electric
security shutters



WC
facilities



Private
yard



Self-contained
site

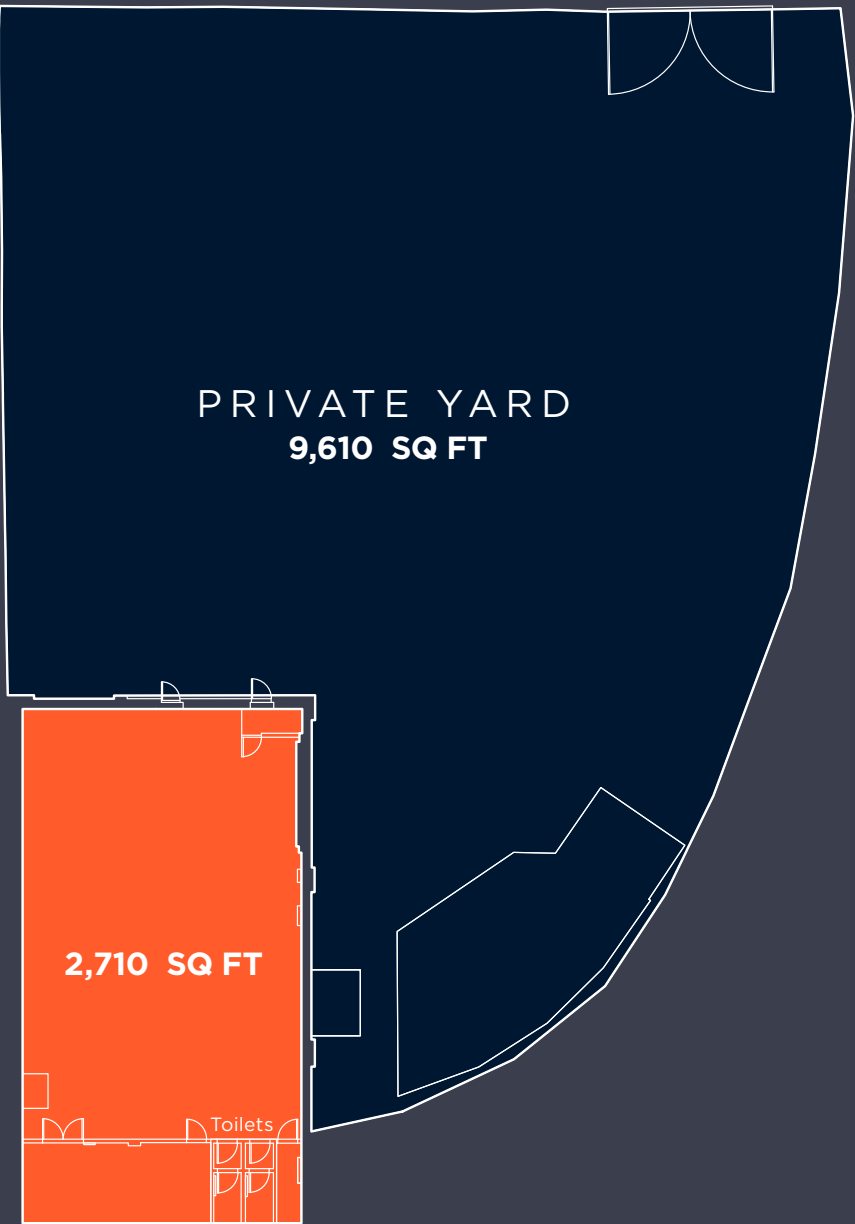


Water
and drainage

FLOOR PLAN



STATION APPROACH



ACCESS ROAD

COSTS PER ANNUM

Unit	
Rent	£54,960
Service charge	N/A
Insurance	£720
Business rates	N/A
Indicative total monthly costs	£4,640

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

Targeting an "A" rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued August 2025.



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