



## Self Contained Office Building with Parking

### Fives Court

83 The Crescent, Abbots Langley,  
WD5 0DR

Office

## TO LET

**2,129 sq ft**

(197.79 sq m)

- Self Contained Office
- Large Private Car Park
- Two Storey Offices
- Gas Central Heating
- Comfort Cooling
- Kitchen and WC facilities on both floors
- Close to Abbots Langley High Street

# Fives Court, 83 The Crescent, Abbots Langley, WD5 0DR

## Summary

Available Size	2,129 sq ft
Rent	£50,000 per annum
Rates Payable	£12,225.50 per annum
Rateable Value	£24,500
EPC Rating	C (71)

## Description

Two storey self contained office building with private car park.

## Location

The property is located in a predominantly residential area in The Crescent approximately 150 yards from its junction with the High Street in close proximity to Abbots Langley village centre.

The property is approximately 2 miles from Junction 20 and 21 of the M25 and some 1.75 miles of Kings Langley railway station which provides fast services to London Euston (27 minutes) and the North.

## Viewings

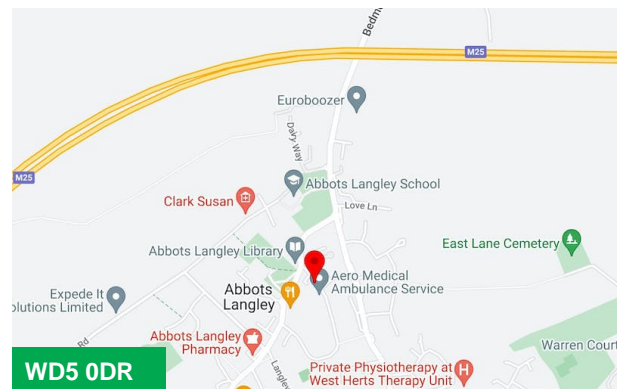
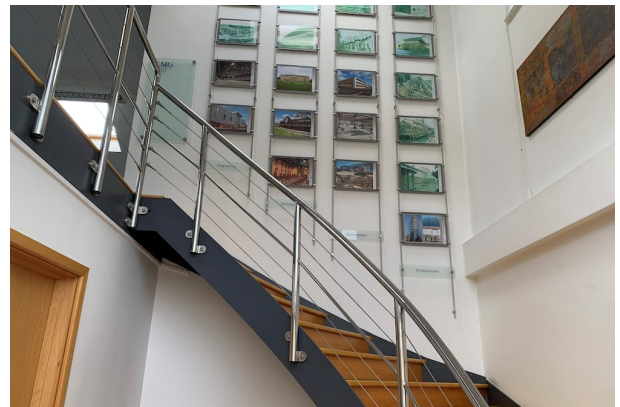
Strictly by appointment via sole agents.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

## VAT

The property is VAT registered and therefore VAT will be charged on the rent.



## Viewing & Further Information

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### Stimpsons

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