



# BLUE COURT

CHURCH LANE | KINGS LANGLEY | WD4 8JP



## FOR SALE FREEHOLD

Impressive headquarter office building | 5,074 sq ft (471.4 sq m)



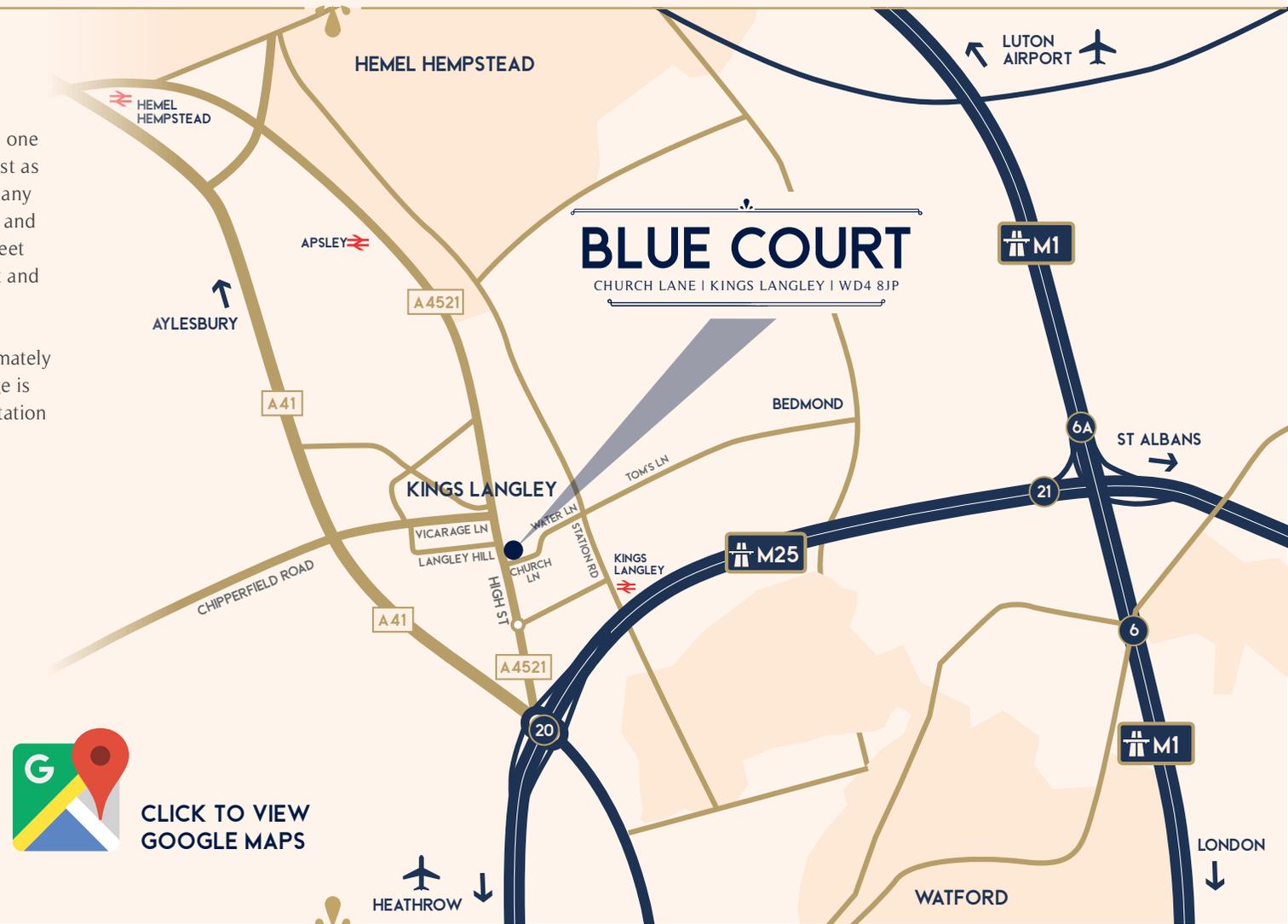


## LOCATION

The building occupies an extremely prominent position less than one mile from Junction 20 of the M25 on the A4251 Watford Road just as it becomes Kings Langley High Street. The High Street boasts many characterful buildings offering interesting and varied local shops and restaurants. Blue Court is situated at the junction of the High Street and Church Lane opposite the Rose & Crown pub and restaurant and overlooking the local Parish church.

Kings Langley is an attractive expanded village situated approximately 3 miles equidistant of Watford and Hemel Hempstead. The village is well served for communications with a regular bus service and station (London Euston approx 25 minutes).

	KINGS LANGLEY STATION	0.8 MILES
	J20 M25	0.8 MILES
	CENTRAL LONDON	20 MILES
	HEATHROW AIRPORT	18 MILES
	LUTON AIRPORT	15 MILES
	WATFORD	3 MILES
	HEMEL HEMPSTEAD	3 MILES
	ST. ALBANS	6 MILES



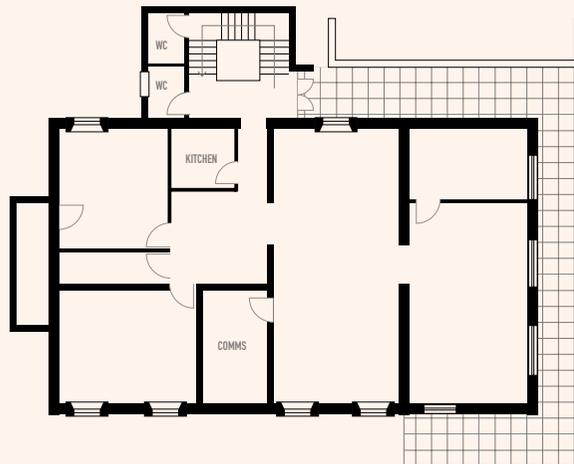
## DESCRIPTION

Blue Court is an impressive Grade II Listed office building that was comprehensively refurbished and re-modelled in 1981 to provide a prestigious headquarters. The principal entrance is from the rear private car park in to the lower ground floor and there are three further floors of offices above offering a mix of open plan and cellular areas all linked by a grand stairwell.

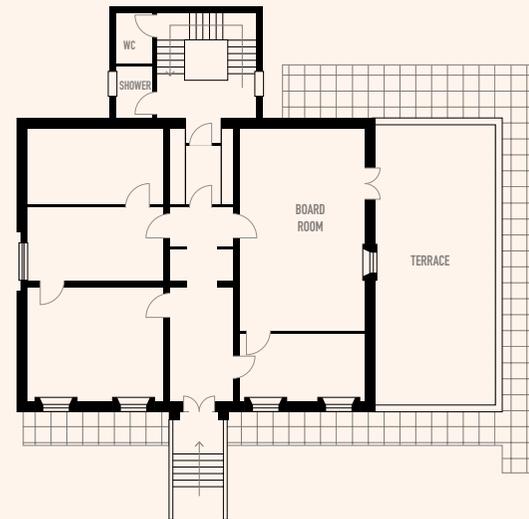


PHOTO GALLERY

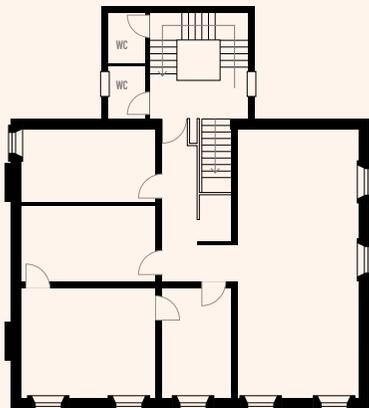
### LOWER GROUND FLOOR



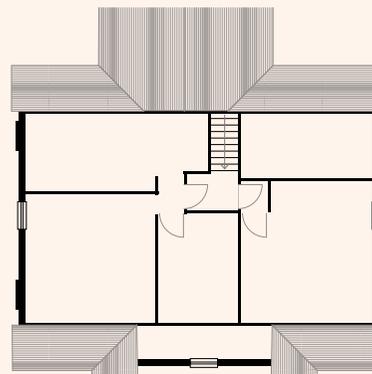
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



## KEY FEATURES



IMPRESSIVE  
GRADE II LISTED  
BUILDING



INSPIRING  
INTERNAL  
FEATURES



CENTRALLY  
HEATED



OPEN PLAN  
AND CELLULAR  
OFFICES



COMMS ROOM,  
KITCHEN AND  
SHOWER ROOM



18 CAR  
SPACES



CONVENIENT FOR SHOPS, TRAINS AND BUSES

## ACCOMMODATION

AREA	SQ.FT	SQ.M
Lower ground floor	1,821	169.18
Ground floor	1,067	99.15
First floor	1,192	110.77
Second floor	994	92.3
<b>TOTAL INIAI</b>	<b>5,074</b>	<b>471.4</b>





## BUSINESS RATES

Rateable Value: £54,500

## ENERGY PERFORMANCE CERTIFICATE

Energy rating 96 / Grade D

## TERMS

The property is for sale Freehold with vacant possession.

Offers are invited in the region of £1.5 million.

## VIEWING

Strictly by appointment with the agents:

TREVOR CHURCH / CLAIRE MADDEN

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