



- Two storey office
- Comfort cooling
- To be redecorated and recarpeted
- Excellent allocated parking at a standard of 1 per 240 sq ft.
- Shared kitchen
- Perimeter trunking
- Double glazed windows

Ian Archer  
ian.archer@argroup.co.uk  
01442 220 800

Elliot Lusby-Park  
elliot.lusby-park@argroup.co.uk  
01442 220800

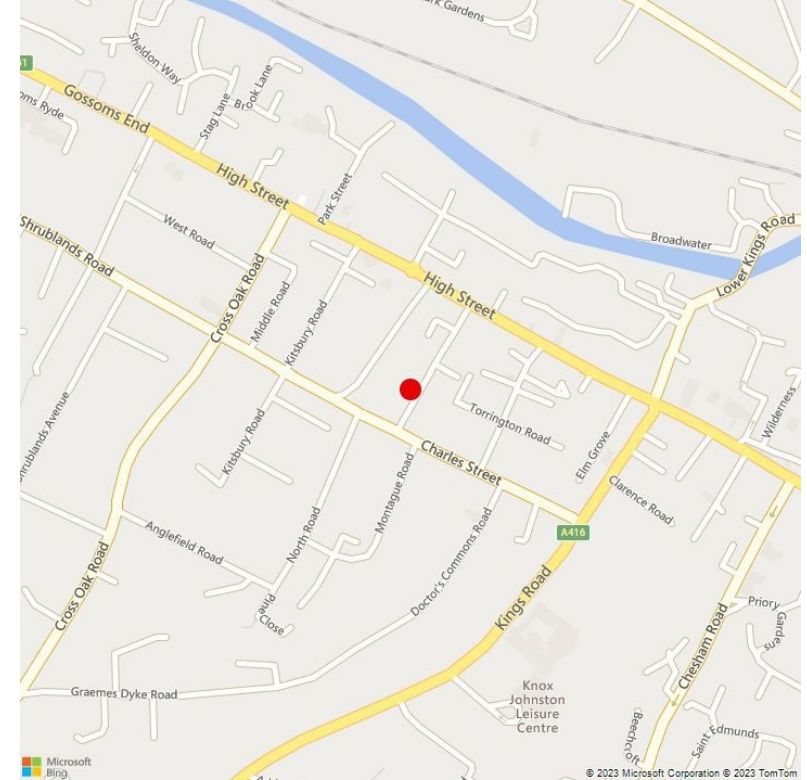
**Orbital House, Park View Road, Berkhamsted, Hertfordshire, HP4 3EY**

Detached office Class E use with excellent parking

Approx. 725 - 3,655 Sq Ft (67.4 - 339.6 Sq M)

**To Let**

# Orbital House, Park View Road, Berkhamsted, Hertfordshire, HP4 3EY



## Description

The property comprises a 2-storey office building with lower ground floor external storage and car parking for 16 cars overall. The offices will undergo a refurbishment, with redecoration, new carpets and LED lighting. There is comfort cooling, separate male and female WCs plus a disabled persons WC and a kitchen.

## Location

Situated in the centre of Berkhamsted, a short walk from the railway station  
 Town centre & train station 0.5 Miles  
 A41 1.3 Miles  
 M25 (Junction 20) 7.3 Miles

## Floor Area

Ground Floor Front Unit 1	914 Sq Ft	84.91 Sq M
Ground Floor Rear Unit 2	916 Sq Ft	85.1 Sq M
First Floor Front Unit 3	1,102 Sq Ft	102.38 Sq M
First Floor Front Unit 4	725 Sq Ft	67.35 Sq M
<b>Total</b>	<b>3,657 Sq Ft</b>	<b>339.74 Sq M</b>

## Rent

Unit 1 - £20,600 p.a	Unit 2 - £20,600 p.a
Unit 3 - £24,800 p.a	Unit 4 - £16,350 p.a

## Terms

A new full repairing and insuring lease is available for a period to be agreed upon, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## Business Rates

An estimate is available upon application

## VAT

This property is not subject to VAT.

## Energy Performance Rating

Rating 86 - Band B

## Viewings

Strictly by appointment via the soles agents - Aitchison Raffety 01442 220800  
 Ian.archer@argroup.co.uk or  
 Elliot.lusby-park@argroup.co.uk



www.argroup.co.uk



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