



**AITCHISON
RAFFETY**



- First floor open plan suite
- Parking allocated for 4 cars
- Comfort cooling
- Gas central heating
- Access to BT Superfast Broadband
- Double glazed windows
- Automatic barrier to car park

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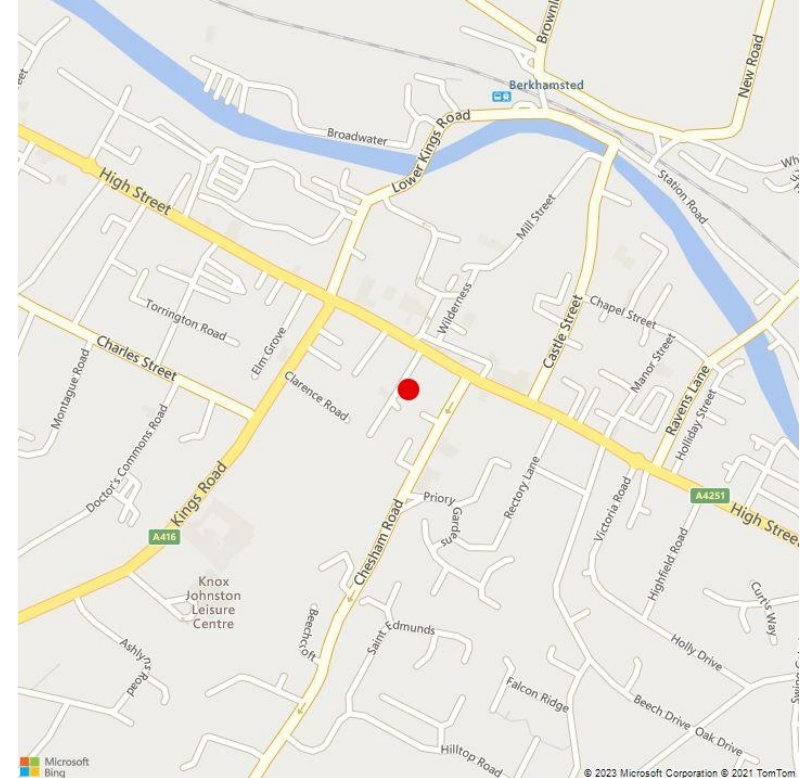
Suites E & F Bourne House, Prince Edward Street, Berkhamsted, HP4 3EZ

First Floor Open Plan Suite to be Divided Up

Approx. 632 - 895 Sq Ft (58.71 - 83.15 Sq M)

To Let

Suites E & F Bourne House, Prince Edward Street, Berkhamsted, HP4 3EZ



Description

The property comprises an attractive modern 3-storey office building with car park. The suites have been redecorated and benefit from comfort cooling, LED lighting and computer trunking. There are communal WCs, a lift and a shared kitchen on each floor.

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

First Floor Suite E	895 Sq Ft	83.15 Sq M
First Floor Suite F	632 Sq Ft	58.71 Sq M
Total	1,527 Sq Ft	141.9 Sq M

Rent

Suite E £20,250 per annum plus VAT & service charge

Suite F £14,250 per annum plus VAT & services charge

Terms

Available to let on a new lease for a term to be agreed to be excluded from the Landlord & Tenant Act 1954

Business Rates

The suites will need to be assessed. Estimate available.

VAT

This price is subject to VAT in addition.

Energy Performance Rating

EPC rating 86 - Band D

Service Charge

There is an estate charge for the maintenance and repair of the estate and communal areas together with buildings insurance. Details available upon request

Viewings

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



www.argroup.co.uk



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We invest in people Silver



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