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RAFFETY**



- Allocated parking
- Air conditioned
- Access to 1GB guaranteed broadband - at extra cost
- Close to all town centre amenities

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29-33 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AB

3 Adjoining Office Suites

Approx. 401 - 1,841 Sq Ft (37.25 - 171.03 Sq M)

**To Let**

# 29-33 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AB

## Description

The property comprises 3 office suites which can be let as one or separately let in a variety of combinations.

The offices were comprehensively redeveloped in 2020 to provide air-conditioned spaces with brand new high quality powder coated aluminium framed double glazed windows. There are shared WCs. Suite 7 has it's own kitchenette whilst the other 2 share a kitchenette

## Location

Situated in the centre of Berkhamsted, within a few yards of the railway station, which has a fast and regular service to London Euston in a time of 33 minutes.

Access to the building is off Lower Kings Road for suites 5 & 6, and off Greenfield Road for Suite 7

## Floor Area

Suite 5	401 Sq Ft	37.25 Sq M
Suite 6	485 Sq Ft	45.06 Sq M
Suite 7	<b>UNDER OFFER</b>	
<b>Total</b>	<b>1,841 Sq Ft</b>	<b>171.03 Sq M</b>



Suite 7



Suite 5 & 6



Suite 7 Guard Dog



Suite 7 Kitchenette

# 29-33 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AB



Shared Kitchenette



Suite 7 Entrance

## Rent

Suite 5	£9,500	Per annum exc
Suite 6	£11,500	Per annum exc
Suite 7	£22,500	<b>UNDER OFFER</b>
<b>Total</b>	<b>£43,500</b>	Per annum exc

## Terms

A new lease is available for a term to be agreed from 2 years upwards. There is a service charge for maintenance of the common parts. Leases are to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## Business Rates

To be assessed. An estimate is available upon application. However we estimate that if suites 5 & 6 are let separately there should be no rates to pay

## VAT

This property is subject to VAT.

## Energy Performance Rating

Suites 5 & 6 - Band B- 45  
Suite 7 Band B- 38



## Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, [ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk) or Elliot Lusby-Park, 01442 220800, [elliot.lusby-park@argroup.co.uk](mailto:elliot.lusby-park@argroup.co.uk)

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