



**AITCHISON
RAFFETY**



- Excellent allocated parking
- Modern open plan space at ground floor
- Adjacent to canal
- Outside space for summer
- Air conditioned
- Shared kitchen
- To be re-decorated and carpeted

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Hardy House, Northbridge Road, Berkhamsted HP4 1EF

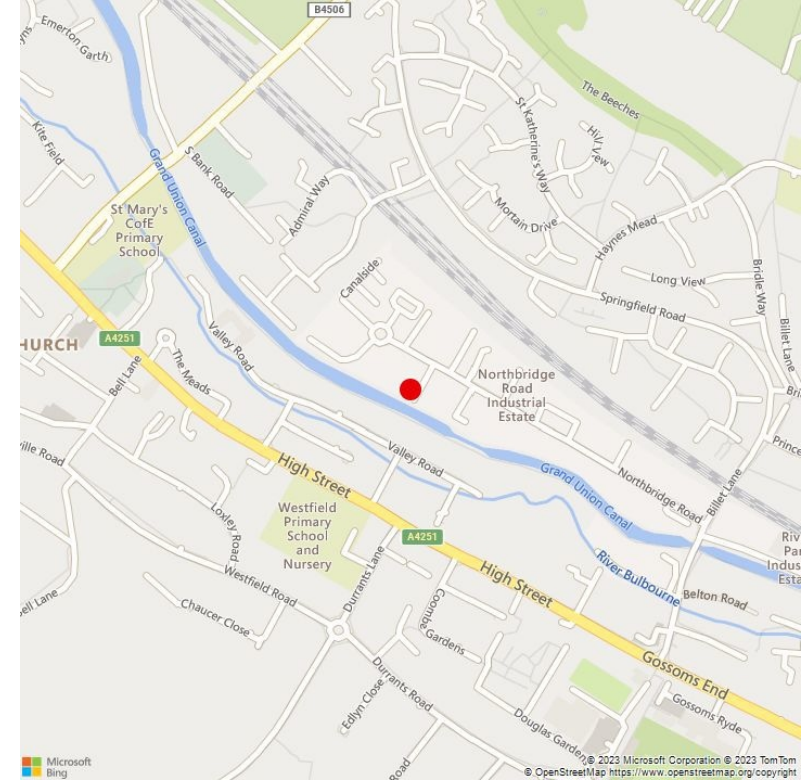
Office Suites in a High Quality Modern Building

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Approx. 301 - 1,744 Sq Ft (27.96 - 162.02 Sq M)

To Let

Hardy House, Northbridge Road, Berkhamsted, Hertfordshire, HP4 1EF



Description

The property provides 2 ground floor suites in this high quality detached office. There is a secure access controlled entrance, a lift, separate male & female WCs, a disabled persons WC, a shared kitchen and excellent parking for up to 10 cars. There is also an attractive canalside seating area to the rear.

Location

Situated on Northbridge Road in Berkhamsted.

Floor Area

Ground Floor	1,443 Sq Ft	134.05 Sq M
Ground Floor	301 Sq Ft	27.96 Sq M
Total	1,744 Sq Ft	162.02 Sq M

Rent

£6,750 - £38,500

Terms

A new lease is available for a term to be agreed on a full repairing and insuring lease to be excluded from the Landlord & Tenant Act 1954

Business Rates

Suite 1 RV £30,500. Rates payable £15,219.50 (2023-24)
Suite 2 RV £4,000. Nil rates payable if let separately subject to terms and conditions

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 53

Viewings

Strictly by appointment via
the soles agents - Aitchison
Raffety 01442 220800
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We invest in people Silver



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