



**AITCHISON  
RAFFETY**



- Mixture of 4 large and small rooms
- Own WC
- Own kitchen
- Own entrance
- Option to knock two rooms into one
- Allocated parking space

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Suite H, The Red House, 111-113 High Street, Berkhamsted HP4 2DJ

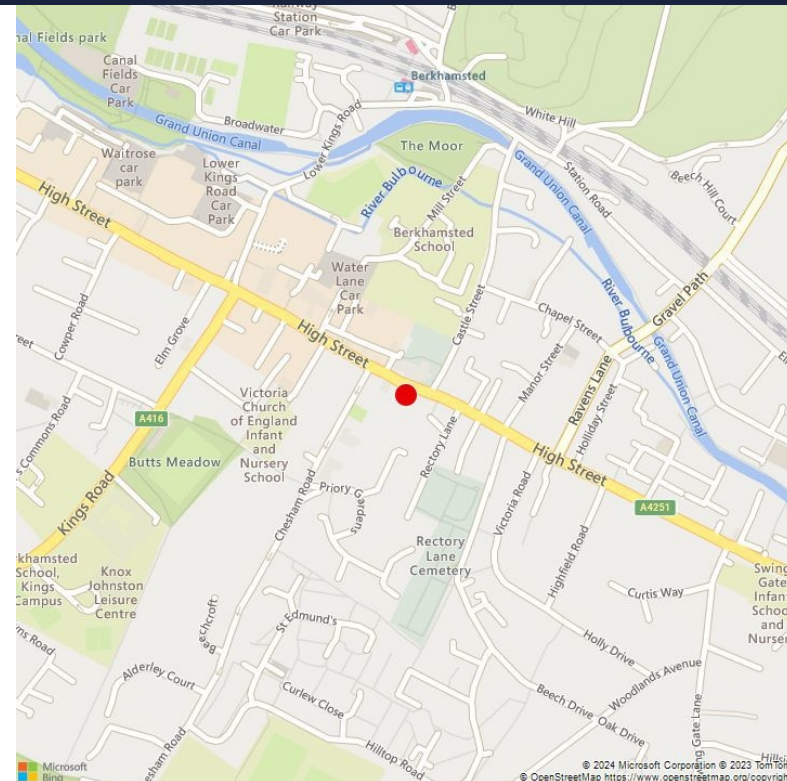
Self-Contained Office Suite

Approx. 676 Sq Ft (62.8 Sq M)

**To Let**



# Suite H, The Red House, 111-113 High Street, Berkhamsted, Hertfordshire, HP4 2DJ



## Description

The property is part of a period Grade II Listed building constructed in attractive facing brick under a clay tiled roof. There is a separate side access to the suite at ground floor level opening immediately to the staircase which leads to the first floor. There are four offices and a WC and kitchen at first floor level. Heating is provided by electric heaters. There is one allocated parking space.

## Location

The premises are situated in the centre of Berkhamsted, close to St Peters Church. The A41 bypass links the town directly to the A41 bypass linking it directly to J20 of the M25 (approx 7.5 miles). There is also a main line railway station on the Euston-Birmingham line with fast, regular services.

## Floor Area

Room 1	178 Sq Ft	16.54 Sq M
Room 1A	61 Sq Ft	5.67 Sq M
Room 2	232 Sq Ft	21.55 Sq M
Room 3	112 Sq Ft	10.4 Sq M
Kitchen	93 Sq Ft	8.64 Sq M
<b>Total</b>	<b>676 Sq Ft</b>	<b>62.8 Sq M</b>

## Rent

£15,750 per annum exclusive

## Terms

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

To be confirmed

## VAT

This property is subject to VAT.

## Energy Performance Rating

Band E - 123

### IMPORTANT NOTICE

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## Viewings

Strictly by appointment via the soles agents - Aitchison Raffety 01442 220800  
[Ian.archer@argroup.co.uk](mailto:Ian.archer@argroup.co.uk) or  
[Elliot.lusby-park@argroup.co.uk](mailto:Elliot.lusby-park@argroup.co.uk)

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