



**AITCHISON
RAFFETY**



- LED lighting
- Allocated parking spaces
- Gated car park
- Gas central heating
- Own kitchenette
- Perimeter trunking
- Double glazed windows
- Close to all town centre amenities
- Air conditioning being fitted

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2 Churchgates, The Wilderness, Berkhamsted, Hertfordshire, HP4 2UB

Office Suite in Modern Town Centre Building

Approx. 984 Sq Ft (91.41 Sq M)

To Let

2 Churchgates, The Wilderness, Berkhamsted, Hertfordshire, HP4 2UB

Description

The property comprises the top floor within this attractive modern 3-storey office building with communal WCs, gas central heating, LED lighting, carpets and allocated car parking. The car park has the benefit of a gated entrance for security at night.

There is also an entry-phone security system to the main entrance door.

The second floor suite comprises open plan space with a small kitchenette exclusively for this floor.

There are two parking spaces for the second floor.

Location

Situated in the centre of Berkhamsted, a short walk from the railway station.

1.3 miles to the A41

7.3 miles to the M25 (J20)

Floor Area

Second Floor 984 Sq Ft 91.41 Sq M

Total **984 Sq Ft** **91.41 Sq M**



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Rent
£20,750

Terms

A new lease is available for a term to be agreed subject to regular rent reviews, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Business Rates

2nd floor RV £13,000 per annum, therefore tenants should be able to apply for partial business rates relief

VAT

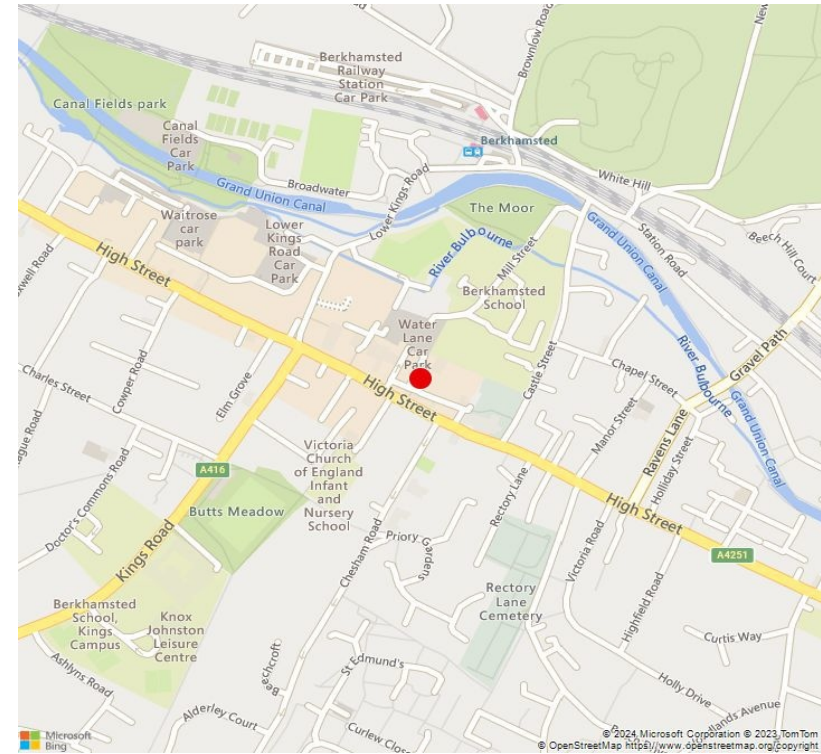
This property is subject to VAT.

Energy Performance Rating

Band C - 66

Service Charge

There is a service charge to cover all common costs



Viewings

Strictly by appointment via the sole agents Aitchison Raffety Ian Archer/Elliot Lusby-Park

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We invest in people, so you can too.

