



**AITCHISON
RAFFETY**



- Allocated parking space for each suite
- Gated car park
- Gas central heating
- Perimeter trunking
- Gas central heating
- Double glazed windows
- Close to all town centre amenities
- Air conditioning being fitted

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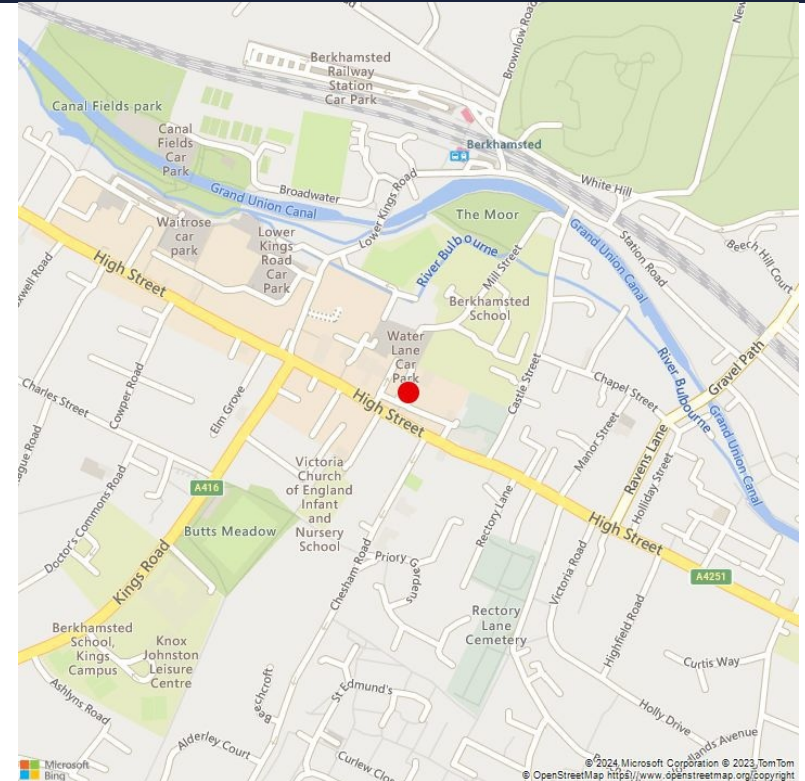
First Floor, 2 Churchgates, The Wilderness, Berkhamsted, HP4 2UB

2 First Floor Office Suites in Modern Town Centre Building

Approx. 430 - 1,047 Sq Ft (39.95 - 97.27 Sq M)

To Let

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



Description

The property comprises the first 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.

There is one allocated parking space for each suite.

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

First Floor Suite 1	430 Sq Ft	39.95 Sq M
First Floor Suite 2	570 Sq Ft	52.95 Sq M
Total	1,047 Sq Ft	97.27 Sq M

Rent

First Floor

Suite 1 - £ 9,900 per annum

Suite 2 - £13,100 per annum

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

Each suite will need to be reassessed but we believe that they should be at a level that would enable tenants to benefit from 100% rates relief

VAT

This property is subject to VAT.

Energy Performance Rating

Band C - 66

Viewings

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



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