



- Phase 2 construction
- High quality offices to be built
- 8 person passenger fit to be fitted
- To be air conditioned throughout
- Access to 1GB guaranteed broadband at extra cost
- Close to all town centre amenities
- Subject to planning

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New Office Development, Lower Kings Road, Berkhamsted HP4 2AB

Brand New Office Space to be Built in Town Centre

Approx. 1,000 - 4,934 Sq Ft (92.9 - 458.37 Sq M)

To Let

New Office Development, 29-31 Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AB

Description

The property comprises a new floor to be constructed using fast-track off-site assembly construction techniques, to provide a new Second floor above the existing building

The building will be built initially as an open plan space but with the possibility of being sub-divided to provide smaller suites.

At this stage there is the possibility of incorporating amendments in to the design to allow for internal reconfiguration subject to planning and costs

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 mins

Access to the building itself will be off Greene Field Road but there will be a large frontage on to Lower Kings Road leading to the station



Example First Floor Suite



Example First Floor Suite



Example Kitchen Finish



Future Lower Kings Road Frontage

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Entrance off Greene Field Road



Council Car Park within 50 yds

Floor Area

Second Floor	1,000 Sq Ft	92.9 Sq M
Total	4,934 Sq Ft	458.37 Sq M

Rent

On application

Terms

A new lease is available for a term to be agreed subject to regular rent reviews. 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 on application.

VAT

This property is subject to VAT.

Energy Performance Rating

To be assessed on completion



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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