



- 5 rooms at first floor
- Shared entrance
- Overlooking busy road to railway station
- Advertising potential
- Shared Male and Female WC accommodation
- **RECENTLY REFURBISHED**
- **NO RATES TO PAY stc**

01442 220800

lan.archer@argroup.co.uk

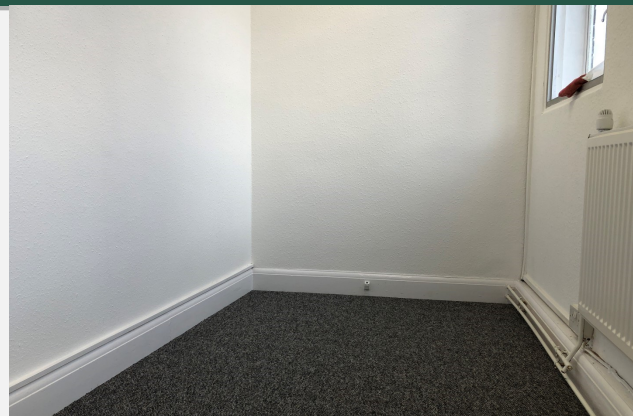
Kings Chambers, 6 Lower Kings Road, Berkhamsted HP4 2AE **To Let**

Office suite

Approx. 483 sq ft (44.9 sq m)

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Description

The office provides a suite of 5 rooms linked via a corridor. There are shared WCs and gas central heating. Access is via a shared entrance. The suite is to be fully refurbished with new carpets and decorated.

Location

Situated in the heart of the town close to all main amenities and within a short walk of the railway station

Train station	0.25 Miles
A41	1.0 Miles
M25 (Junction 20)	7.1 Miles
M1 (Junction 8)	7.0 Miles

Floor Area

The approximate net internal floor area is:

First Floor	483 sq ft	44.9 sq m
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IMPORTANT NOTICE

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Rent

To rent at £10,150 per annum exclusive plus VAT

Terms

The premises are available by way of a new lease for a term to be agreed on an effectively FRI lease excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

Rateable value as of April 2023 £9,400 and due to small business rates relief should be no rates payable subject to terms and conditions.

Energy Performance Rating

EPC Rating 75 - Band C

Service Charge

For the upkeep of the property, gas, water and building insurance. An estimate is available upon application



Viewings

Strictly by appointment via the sole agents.

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