

Suite 1 | Amersham House |  
Mill Street | Berkhamsted |  
HP4 2DT

Small Office Suites | To Let |  
146 Sq.ft - 371 Sq.ft



**Key features**

- Berkhamsted town centre
- 350 yards to Berkhamsted train station
- Well presented modern space
- Allocated car parking available
- Communal WC & kitchen facilities



## Suite 1 | Amersham House | Mill Street | Berkhamsted | HP4 2DT

### Description

Suite 1 comprises two rooms at ground floor to be let out individually or together. Room 1 is comprised of one large single room in well-decorated form with spot / down-lights & carpeting throughout. The space offers good natural light via two large windows facing out onto the Water Lane Car Park. Room 2 is situated next door and comprises a narrow room with suspended ceiling, LED lighting and carpeting.

The spaces are currently climate controlled (Heating & cooling) via an air-conditioning system, but we understand the units cannot be independently controlled so the system may have to be replaced with wall-mounted heaters.

### Location

The subject property is situated to the rear of Berkhamsted High Street, located to the rear of Tesco extra, within the Waterlane public car park and located in central Berkhamsted.

Access to the building and car park from the High Street is via Waterlane and rear access is via Mill Lane. The property occupies a prominent position within the town centre, with immediate access to local amenities and shopping facilities.

Berkhamsted main-line station is located just 350 yards away.

### Terms

The property is available on a new lease or licence on terms to be agreed.

### Service charge

To include normal service charge items, for example; External building maintenance & repairs, internal cleaning, access to Guest WI-FI and upkeep of the building car park.

### Accommodation

Room 1		225 Sq.ft		21.00 Sq.m
Room 2		146 Sq.ft		13.50 Sq.m
<b>Total</b>		<b>371 Sq.ft</b>		<b>34.50 Sq.m</b>

These floor areas are approximate and have been calculated on an IPMS3 basis.

### Rent

Room 1		£6,000 per annum exclusive
Room 2		£3,000 per annum exclusive
<b>Total</b>		<b>£9,000 per annum exclusive</b>

### Rates

The rates payable for these premises are to be separately assessed.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

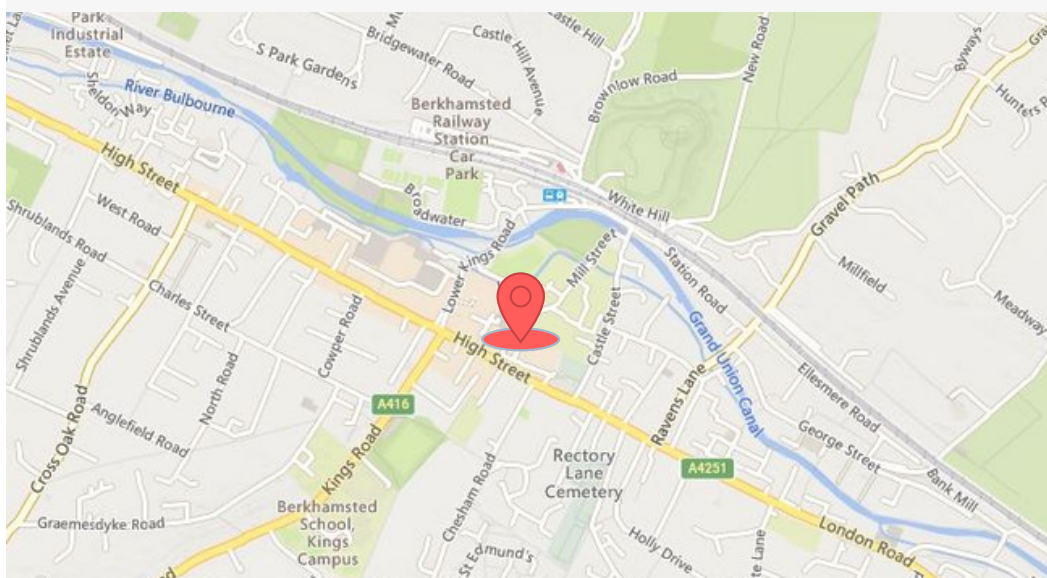
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### EPC

The EPC rating for this property is C 54 - A copy of the Energy Performance Certificate is available on request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.



### For viewings contact

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