



AITCHISON RAFFETY



- Attractive Grade II Listed Building
- 2 Car Parking spaces allocated
- Shared Kitchenette and W/c's
- Electric heaters
- Four rooms with three facing Berkhamsted High Street
- Tenants should be able to qualify for small business rates relief (Subject to terms and conditions)

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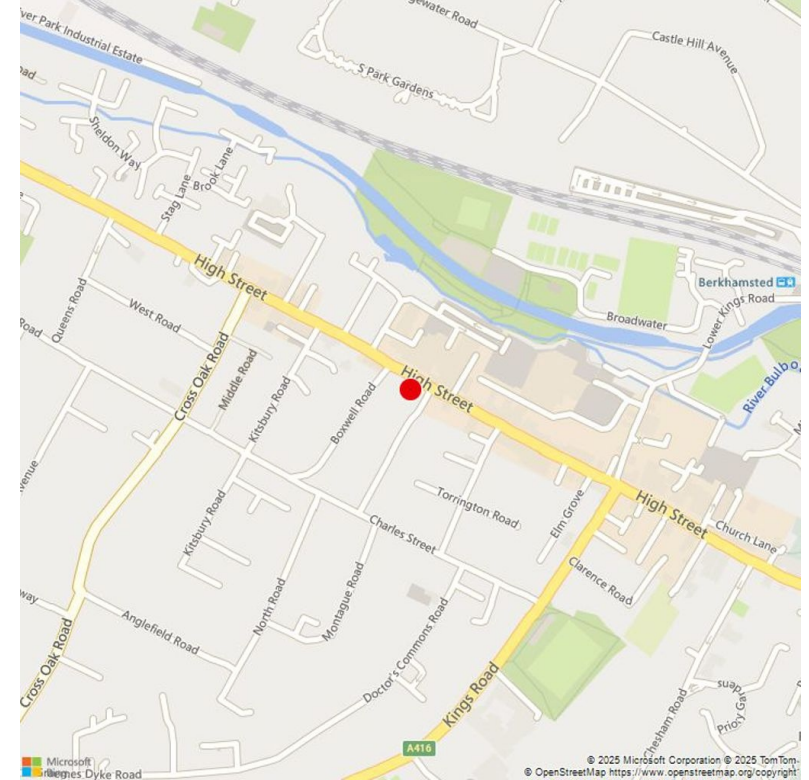
Rooms 16 19 20 & 20a, 271 High Street, Berkhamsted, Herts, HP4 1AA

Prime town centre office rooms

Approx. 452 Sq Ft (41.8 Sq M)

To Let

Rooms 16 19 20 & 20a, 271 High Street, Berkhamsted, Hertfordshire, HP4 1AA



Description

The property comprises of four self contained office rooms on the first floor of 271 High Street. An attractive multi let Grade II listed Victorian office building fronting Berkhamsted High Street. The rooms benefit from electric heating, fitted carpets, allocated parking and separate male/ female WC's as well as shared use of a kitchen.

Location

Located in the heart of Berkhamsted Town Centre opposite retailers such as Marks and Spencer simply food and Costa Coffee. The property benefits from great communications being a short walk from Berkhamsted railway station and the following

Town centre & train station	0.4 miles
A41	1.3 miles
M25 (J20)	7.1 miles
M1 (Junction 8)	5.8 miles

Rent

£10,500 per annum exclusive

Terms

The premises are available by way of a new effectively FRI lease to be excluded from the security of tenure of the Landlord and Tenant Act 1954.

Business Rates

From verbal enquiries, we understand the current rateable value is £8,600 with rates payable in the order of £4,214 per annum.

VAT

We are advised that VAT will not be applicable.

Energy Performance Rating

On application.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to pay their own legal costs.

Viewings
By appointment via sole agents -
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**AITCHISON
RAFFETY**

www.argroup.co.uk



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