



# *AITCHISON RAFFETY*



- Character self-contained commercial office premises
- May suit a variety of uses
- 9 Allocated parking spaces (1:275 sq ft)
- Substantial shared visitor parking available
- Comfort cooling & gas central heating
- Adjacent to A41 junction
- LED lighting
- High quality shower room & kitchen fitted

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South Wing, The Stables, Ashlyns Hall, Berkhamsted, HP4 2ST

Self-Contained Offices/Class E Premises

What3Words///hems.foods.juicy

Approx. 2,469 Sq Ft (229.37 Sq M)

**To Let**

# The Stables, Ashlyns Hall, Chesham Road, Berkhamsted, Hertfordshire, HP4 2ST

## Description

The property comprises a self-contained wing within The Stable block on the Ashlyns Hall Estate on the edge of Berkhamsted.

The building provides offices on two floors, with 2 large rooms on the ground floor plus a large room and 2 smaller rooms on the first floor. There are separate male & female WCs on the ground floor, a unisex WC and shower plus separate kitchen on the first floor.

There is comfort cooling throughout the office rooms plus gas central heating. 9 car spaces allocated but there is also access to 2 large shared overflow car parks.

## Location

The property is accessible via an estate road that is just off the main roundabout leading into Berkhamsted off the Chesham Road, adjacent to the A41 & Ashlyns School.

Town Centre	1.0 Miles
A41	500 Yards
M25 (Junction 20)	7.9 Miles
Hemel Hempstead	5.0 Miles
Watford	11.4 Miles
Aylesbury	13.8 Miles



First Floor



Ground Floor Office



Shared Visitor Parking



Exterior

# The Stables, Ashlyns Hall, Chesham Road, Berkhamsted, Hertfordshire, HP4 2ST



Dedicated Parking



First Floor - Room 3

## Floor Area

Room 1 - Ground Floor	520 Sq Ft	48.31 Sq M
Room 2 - Ground Floor	496 Sq Ft	46.08 Sq M
Room 3 - First Floor	958 Sq Ft	89 Sq M
Room 4 - First Floor	164 Sq Ft	15.24 Sq M
Room 5 - First Floor	259 Sq Ft	24.06 Sq M
Kitchen - First Floor	72 Sq Ft	6.69 Sq M
<b>Total</b>	<b>2,469 Sq Ft</b>	<b>229.37 Sq M</b>

## Rent

£22.00 per sq ft

## 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

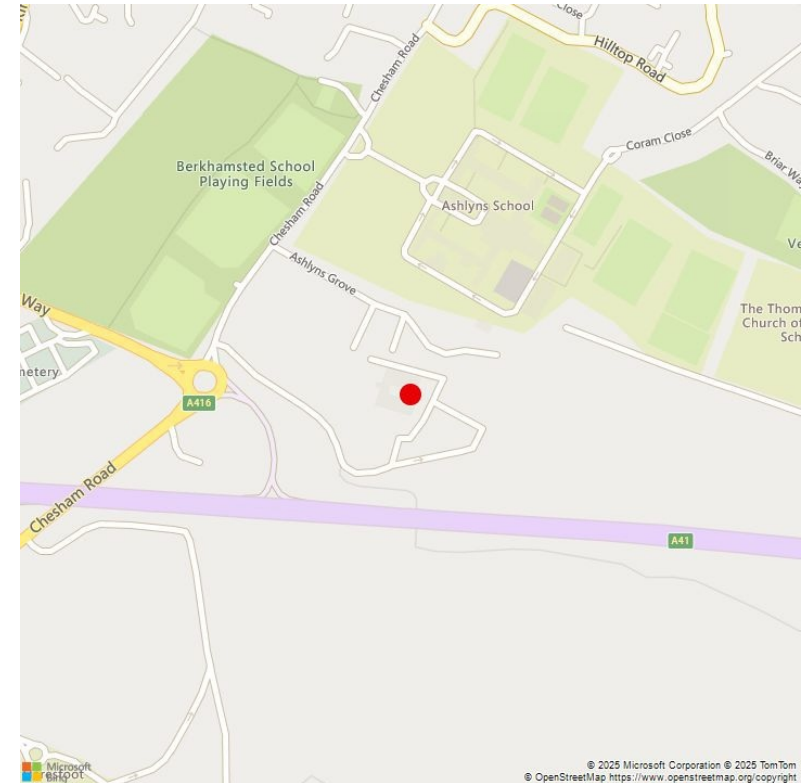
Rateable Value £41,750. Rates payable 2024-25 £20,833.25 but subject to a phased increase. Contact the agents for an estimate.

## VAT

This property is subject to VAT.

## Energy Performance Rating

Rating 101 - Band E



## Viewings

Strictly by appointment via the sole agent - Aitchison Raffety  
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**AITCHISON  
RAFFETY**

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