



**AITCHISON
RAFFETY**



- Attractive office building
- 1 car parking space allocated
- Shared kitchenette and WCs
- Electric heaters
- Close to town centre
- Four rooms

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First Floor Rooms 12-15, 271 High Street, Berkhamsted, HP4 1AA

Office suite with parking in town centre

Approx. 536 Sq Ft (49.79 Sq M)

To Let

First Floor Rooms 12-15, 271 High Street, Berkhamsted, Hertfordshire, HP4 1AA

Description

The property comprises an office suite on the first floor of this attractive Victorian building fronting onto the High Street. The suite has electric heating, fitted carpets, allocated parking and shared separate male / female WCs as well as shared use of a kitchen.

Location

Situated in the centre of Berkhamsted, a short walk from the railway station

Town centre & train station	0.4 Miles
A41	1.3 Miles
M25 (Junction 20)	7.1 Miles
M1 (Junction 8)	6.8 Miles
Hemel Hempstead	5.8 Miles
Watford	12.2 Miles
Aylesbury	14.4 Miles



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Caption



Floor Area

First floor	536 Sq Ft	49.79 Sq M
Total	536 Sq Ft	49.79 Sq M

Rent

£12,500 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 & Tenant Act 1954

Business Rates

From verbal enquiries, we understand the current rateable value is £9,100. This property should qualify for small business rates relief.

VAT

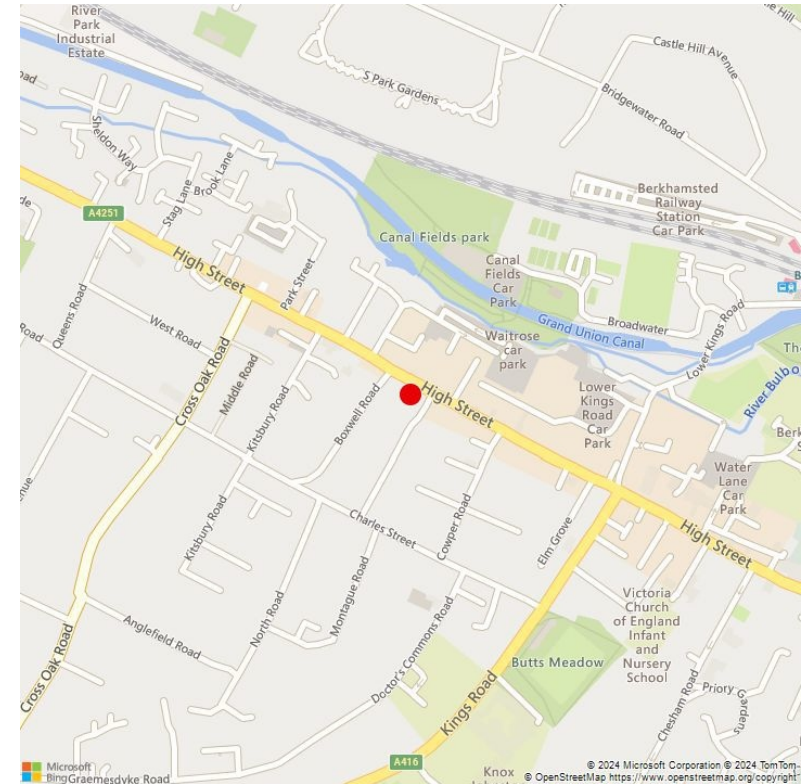
This property is not subject to VAT.

Energy Performance Rating

D-89

Service Charge

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



Viewings

By appointment via sole agents -
Aitchison Raffety 01442 220800,
ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk



www.argroup.co.uk



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