



■ Key features

- NOW AVAILABLE FLOOR BY FLOOR.
- Town centre location.
- Refurbished accommodation.
- LED lighting and new carpets.
- Self-contained.
- Gas fired central heating.
- 3 car parking spaces.
- Walking distance of the station.

■ Description

3 Claridge Court is a modern office building constructed around 1990 over three floors. The available space comprises the first and second floors but is self-contained with its own front door. The accommodation has been refurbished and is open plan.

Consideration will be given to letting the individual floors separately.

■ Accommodation

First floor	643 Sq. ft	59.73 Sq. m
Second floor	474 Sq. ft	44.03 Sq. m
Total NIA	1,117 Sq. ft	103.68 Sq. m

These floor areas are approximate and have been calculated on a net internal basis.

VIEWINGS - Strictly by appointment

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Trevor Church

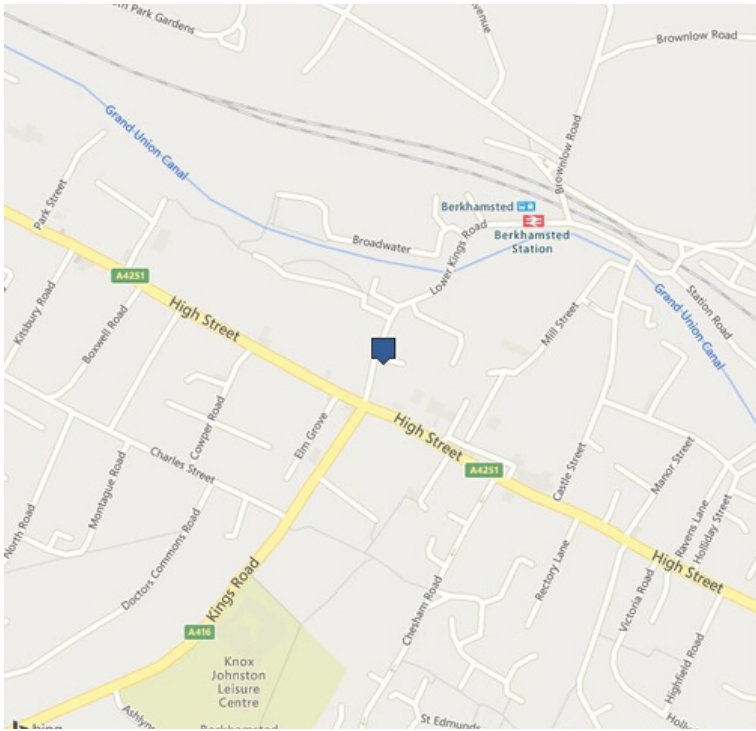
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Location

Claridge Court is a group of four office buildings that occupy a prominent position in central Berkhamsted fronting Lower Kings Road.

The scheme is only 50m from the town centre traffic lights amongst local retailers and restaurants, only a short walk from Berkhamsted railway station (London Euston approximately 35 minutes).

3 Claridge Court fronts the scheme's car park but access to the space is from a walkway from Lower Kings Road to the Old Town Hall.

Junction 20 of the M25 is approximately 8 miles to the east via the A41 dual carriageway.

Tenure

The offices are available to let on a new internal repairing lease (no service charge for external repairs) for a term to be agreed. The lease will be contracted out of the Landlord & Tenant Act 1954.

Rent

£22,500 per annum exclusive plus VAT (if applicable) for the entire suite.

If the floors are let separately:-

First floor - £13,000 per annum exclusive.
Second floor - £9,500 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

Rates

The business rates for the property are to be re-assessed. Similar properties within Claridge Court pay approximately £6.77 per Sq. ft.

NB: If the floors are let separately, you may be eligible for exemption from Business Rates.

For rates payable for year to 31st March 2021, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000).