

TO LET
OFFICE/LEISURE/HEALTHCARE

 **GRAHAM
SIBBALD**



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

- 2,469 sq.ft Character Grade II Listed self-contained office
- Comfort cooling & gas central heating
- 9 Allocated parking spaces plus substantial shared visitor parking available
- May suit a variety of uses

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 yds

M25 (Junction 20) 7.9 Miles

Hemel Hempstead 5.0 Miles

Watford 11.4 Miles

Aylesbury 13.8 Miles



DESCRIPTION

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

ACCOMMODATION

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

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
Total	2,469 Sq Ft	229.37 Sq M

RATEABLE VALUE

Rateable Value £52,000. Rates payable approx £24,960 for 2026 - 2027



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating 101 - Band E

QUOTING RENT

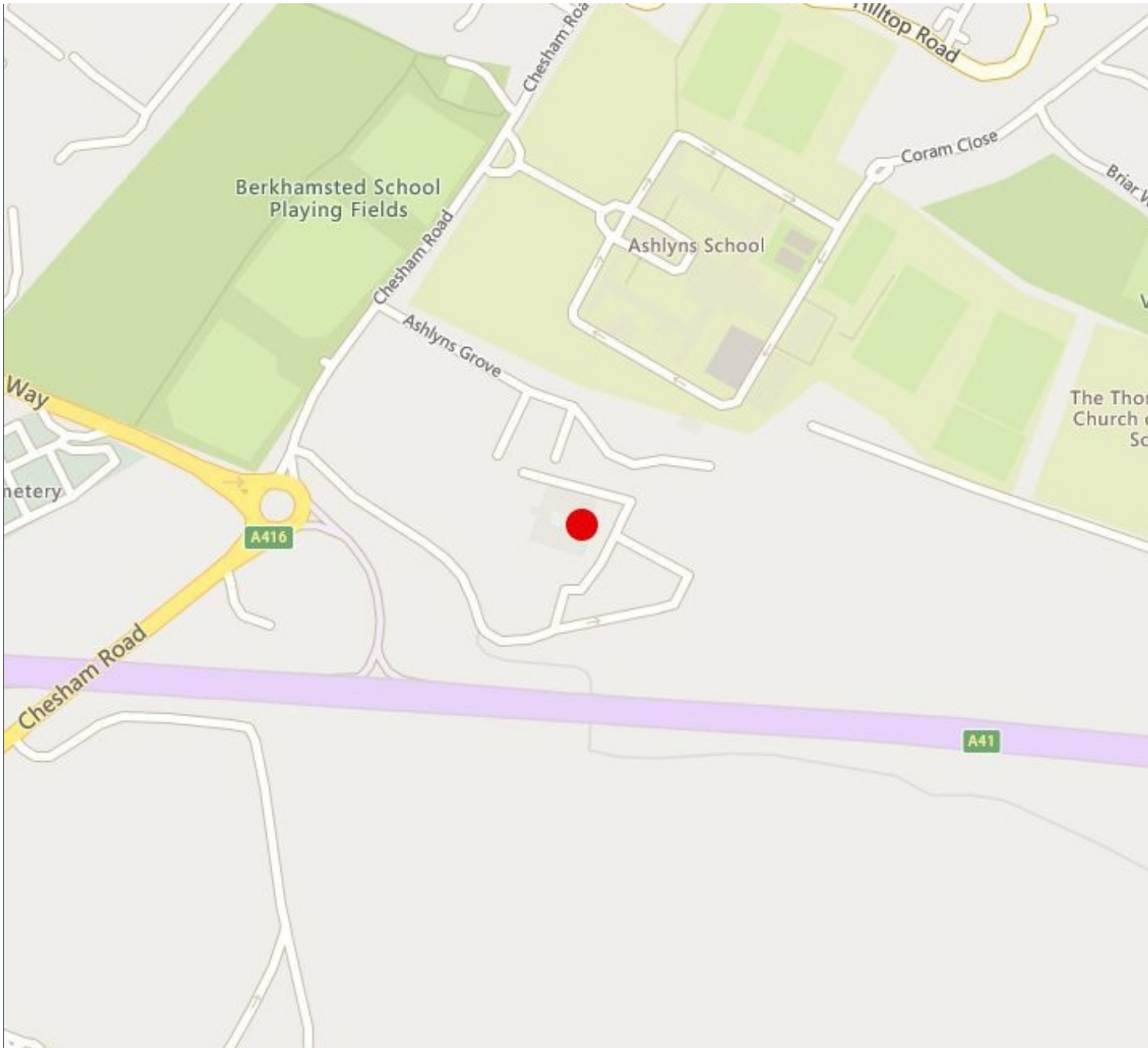
£54,500 Per Annum

TENURE

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.







To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.