



- Town centre location
- Mainly open plan but with some partitioned offices
- Own kitchen
- Air conditioned
- Own dedicated entrance at ground floor level
- Up to 14 parking spaces

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Connor Harrington
connor.harrington@argroup.co.uk
01442 220800

Saxon House, 211 High Street, Berkhamsted, Herts, HP4 1AD

Self-Contained First Floor Open Plan Office

Approx. 4,970 Sq Ft (461.71 Sq M)

To Let

Saxon House, 211 High Street, Berkhamsted, Herts, HP4 1AD

Description

The property comprises the entire first floor of 211 High Street, having an entrance directly off the High Street between the shops, as well as a rear entrance off the car park

The building is divided into 2 main open plan areas arranged around a central courtyard at first floor level providing good natural light to all parts of the building. There are WCs at each end and a kitchen at one end. The lighting has recently been replaced with LED lights throughout the office areas

The main entrance is at the eastern end of the property, on the left of the picture on the front page and there is also an exit at the rear down to the car park.

The car park provides spaces for 10 permanent car spaces, with access off Cowper Road at the side plus 4 more on a temporary basis available.

Location

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

- Town centre & train station 0.3 Miles
- A41 1.3 Miles
- M25 (Junction 20) 7.3 Miles
- Hemel Hempstead 6.6 Miles
- Watford 13.8 Miles
- Aylesbury 14.4 Miles



Front office



Rear office



Front office



Meeting room

Saxon House, 211 High Street, Berkhamsted, Herts, HP4 1AD



Car park



Meeting room

Floor Area

First Floor	4,970 Sq Ft	461.71 Sq M
Total	4,970 Sq Ft	461.71 Sq M

Rent

On application

Terms

The property is available for either short or long term leasing.

Business Rates

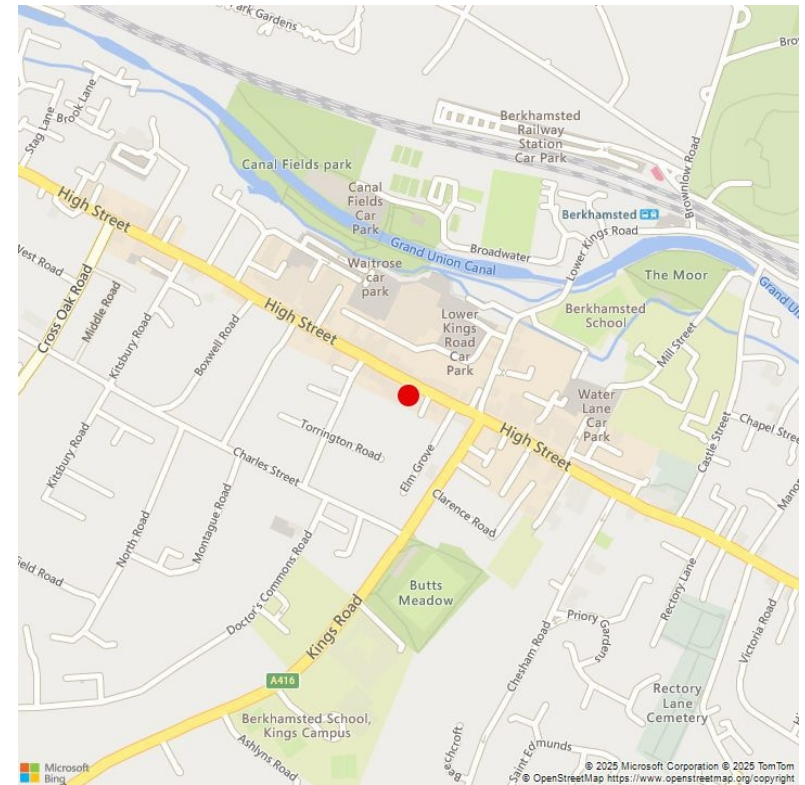
Rateable Value £71,000 Rates payable £38,766 but tenants are advised to obtain their own advice

VAT

This property is subject to VAT.

Energy Performance Rating

Rating 72 - Band C



Viewings

Strictly by appointment via the sole agent - Aitchison Raffety
01442 220800
Ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.