

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Suite D First Floor, 111-113 High
Street, Berkhamsted,
Hertfordshire, HP4 2JF**

- First floor office suite of 500 sq.ft to let in an attractive Grade II listed building
- LED low energy heating
- Building fronting on to the High Street
- A variety of suite sizes available.

LOCATION

The offices are situated fronting on to the High Street in the centre of Berkhamsted and within a short walk of all main amenities as well as the railway station. The A41 junction is also within easy reach.

The station has a fast regular service of up to 4 trains an hour in to London (Euston) in a fastest time of 35 mins.



DESCRIPTION

Offices within this attractive Grade II Listed building with a variety of sizes available

ACCOMMODATION

Suite D is on the first floor at the rear and comprises 2 rooms. Additional rooms are available on the first floor.

Low energy LED heating panels. Carpeted. Shared WCs. Potential parking available at additional cost

Office 1	261 Sq Ft	24.25 Sq M
Office 2	239 Sq Ft	22.2 Sq M
Total	500 Sq Ft	46.45 Sq M

RATEABLE VALUE

The office will need to be reassessed for rates as it is included in a larger assessment at present. However we believe that it should benefit from zero rates to pay.



ENERGY PERFORMANCE CERTIFICATE

Band E - 123

QUOTING RENT

£2,500 per calendar month

TENURE

To let on an all-inclusive lease outside the security of tenure of the Landlord & Tenant Act 1954

LEGAL COSTS

Each party to pay their own legal costs





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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RfCs 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.