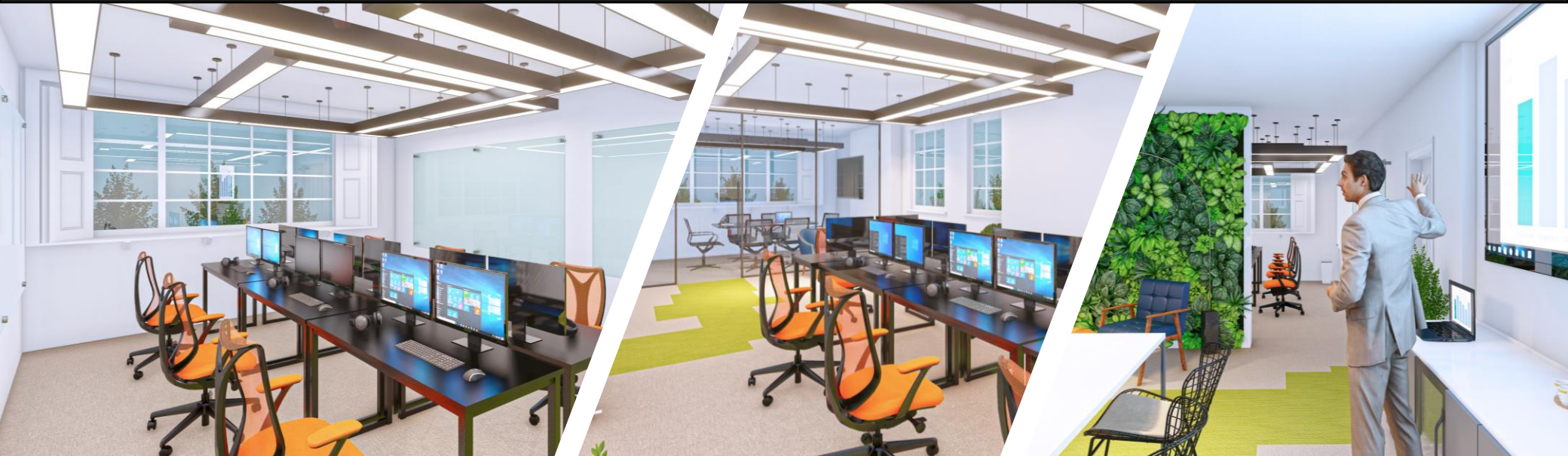
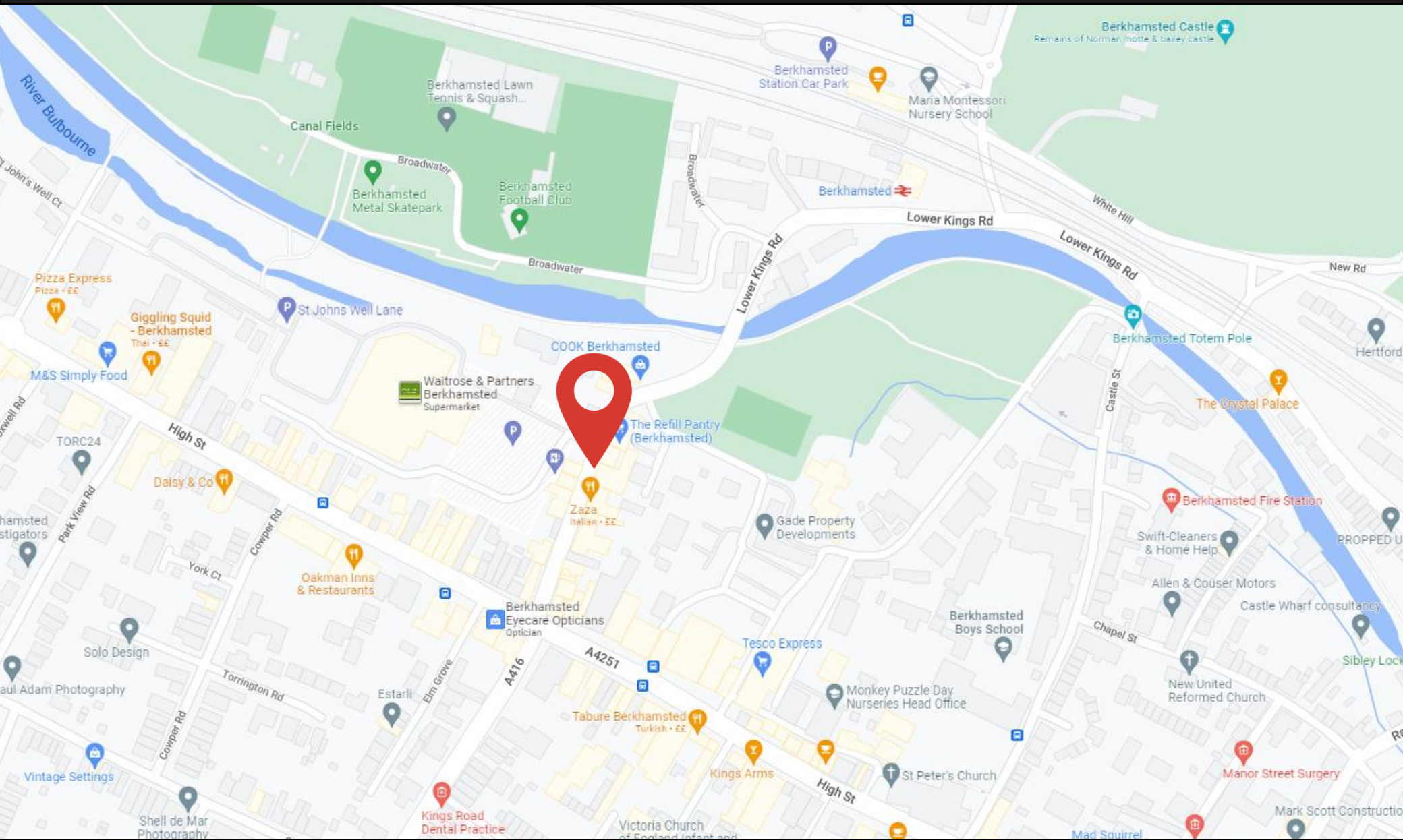


Launching
Early
Summer
2023









Accommodation

Undergoing a stunning transformation to provide 1,693 sq. ft of high-quality flexible office space with gated private parking. The refurbishment will incorporate an enhanced specification resulting in a high-quality office space, encompassing national ambitions for sustainable development. Independent private entrance with digital door access control. Home-styled collaboration kitchen office - great for cross-working, comfort and creativity and provisioned with Smart TV. Dedicated glass conference room offering a sense of transparency and openness. Mood boosting and acoustic artificial living wall. Highly durable and aesthetic glass boards throughout. Stress busting breakout and touch down areas. Contemporary oak acoustic wall panels. LED Rectangle / square linear light fittings. Wall to wall sustainable recycled PVC woven floor system. Secure cycle storage. Flood patching, private data network cabinet WAP and leased line as standard. Farrow and Ball colour pallet.

Claridge Court

The property is a modern three-storey office building constructed around 1990. The property provides open plan office suites and benefits from front and rear access. The property offers ground floor disabled and first floor W/C facilities, along with kitchens on all floors. Privat parking is available all accessed through an archway from Lower Kings Road.

Location

Berkhamsted is an attractive and historic market town located in west Hertfordshire, 5 miles west of Hemel Hempstead. Junction 20 of the M25 is approximately 8 miles to the east via the A41 dual carriageway.





ACCOMMODATION

	Sq Ft	Sq M
Ground Floor		
Suite 1	576	53.51
1st Floor		
Suite 2	643	59.73
2nd Floor		
Suite 3	474	44.03
TOTAL	1,693	157.28

SAMPLE HEADS OF TERMS

Demise	Whole of Suite
Deposit	1.8 times the monthly rent
Utilities	Included within the rent
Legalities	Each side to pay their own

Visuals are indicative of typical tenant category B fit out. Not exact.





Launching
SPRING
2023

