

**TO LET
OFFICE**

**GRAHAM
SIBBALD**



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

- First floor office suite of 1,361 sq.ft to let in an attractive Grade II listed building overlooking the High Street
- LED low energy heating
- 3 car spaces
- 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 E is on the first floor at the rear of this attractive Listed building overlooking the High Street and comprises one large general office, 2 smaller rooms and 2 meeting rooms. Additional rooms are available on the first floor.

Low energy LED heating panels. Carpeted. Shared WCs. 3 car spaces.

FF Main office	610 Sq Ft	56.67 Sq M
FF Office 2	300 Sq Ft	27.87 Sq M
FF 3 rooms	451 Sq Ft	41.9 Sq M
Total	1,361 Sq Ft	126.44 Sq M



ENERGY PERFORMANCE CERTIFICATE

Band E - 123

QUOTING RENT

£34,000 Per Annum

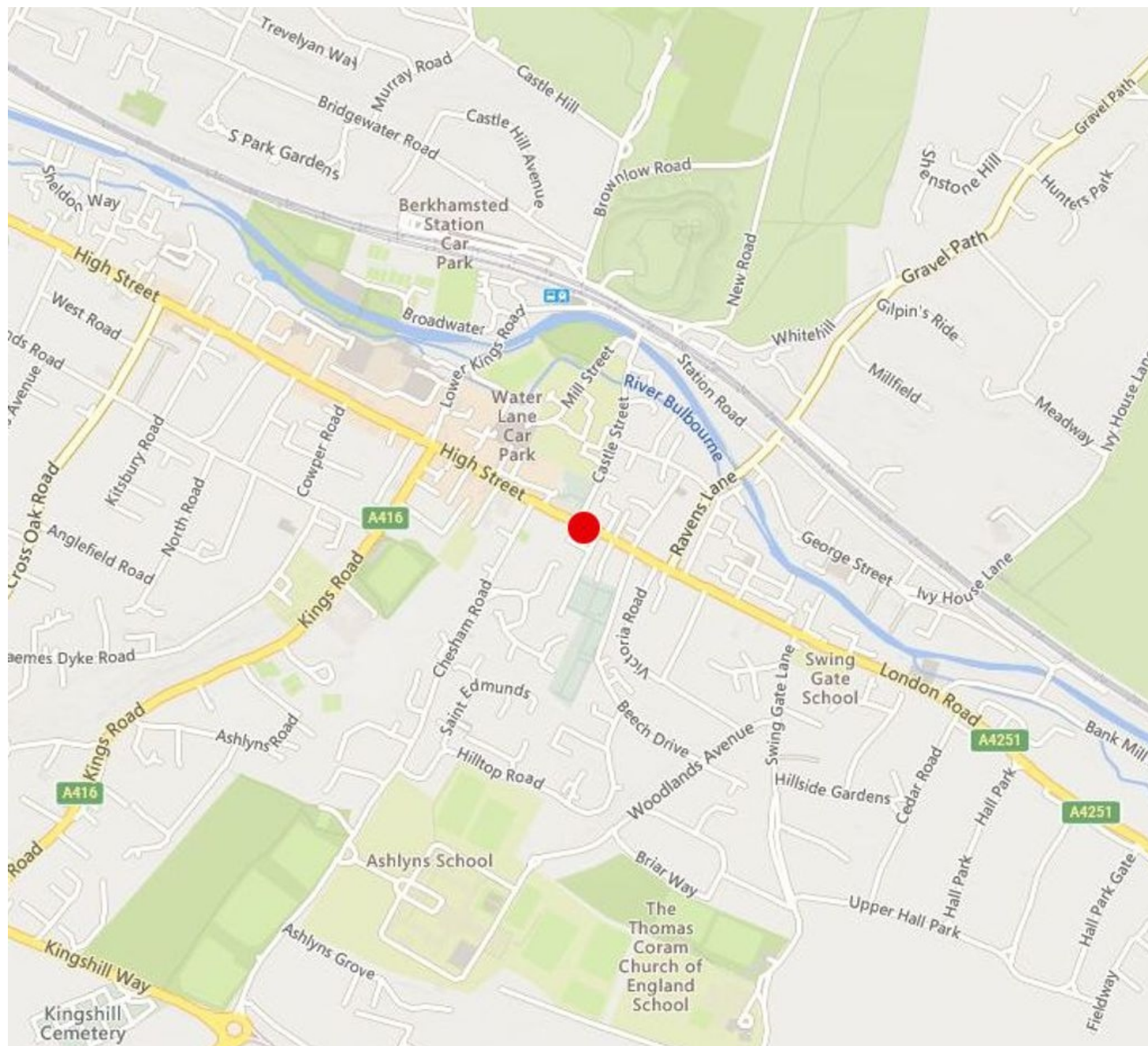
TENURE

To let on an a new FR&I lease outside the security of tenure of the Landlord & Tenant Act 1954

LEGAL COSTS

Each party to pay their own legal costs





To arrange a viewing please contact:



IAN ARCHER
Director
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01442 220801



CONNOR HARRINGTON
Commercial Surveyor
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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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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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ANTI-MONEY LAUNDERING (AML) PROCESS

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